



**Nightingale Close, Abbots Langley, WD5 0GL**  
**Asking Price £950,000**

Located in this charming area of Abbots Langley, this impressive detached family home offers a perfect blend of comfort and convenience. Built in 1997, the property boasts 4 upstairs bedrooms, generous living space and excellent decorative order. One of the standout features of this property is its direct access to the beautiful Green Flag Leavesden Country Park, allowing residents to enjoy the great outdoors right on their doorstep. Additionally, you are also walking distance to Warner Brothers Studio and both St. Michael's & Parmiters schools. The property includes a double garage and ample parking or conversion potential. Whether you are looking to settle down or invest, this detached house in Abbots Langley is a remarkable opportunity that should not be missed!

## THE PROPERTY

Clements Estate Agents are delighted to offer this very well presented four bedroom modern detached family home, built in 1997, has been extended by the current owners. The stunning kitchen and dining room (featured in a national magazine) has a large central island made of Corian and is perfect for cooking, entertaining, or just doing homework. The kitchen boasts a full size fridge, a full sized freezer plus a smaller fridge on the dining side of the island, perfect for chilling drinks. It has a large Miele induction hob and 2 Miele ovens. The kitchen looks out over the low maintenance but well stocked mature garden and is a great place to sit and watch the many birds who flock to the country park. The bifold doors open onto a composite deck to one side and a cobbled courtyard to the other providing lots of options when having BBQ with friends or chilling with a book. The lower floor continues with a large cosy living room, downstairs toilet, a study, a second reception room currently being used as a hobby room and utility room. Upstairs there are 4 bedrooms (one with en-suite) all with fitted wardrobes and a family bathroom. Access to a large partially boarded loft with potential for conversion subject to permission. NO UPPER CHAIN!

## LOCATION

Abbots Langley in Hertfordshire is a highly sought after and vibrant village with a strong community feel. The village has many shops and award winning restaurants, pubs, doctors surgery, chemists, vets and a library. Henderson Hall, a community run hub stages regular theatre shows, cinema, festivals, live music and also houses a delightful coffee shop.

Abbots Langley area boasts easy access to many excellent schools including St Michael's & Parmiters, Warner Brothers studio, churches and also has fantastic transport links. King Langley train station (around 1 mile from Abbots Langley) is a mainline station to London Euston taking approximately 30 mins

and the closest Underground station is Watford Metropolitan (under 5 miles)

## FRONT DOOR TO :

## ENTRANCE HALLWAY

## OPEN PLAN DINING ROOM / KITCHEN 23'1 x 22'1 (7.04m x 6.73m)



## SEATING AREA

## KITCHEN AREA

## DINING AREA



## LIVING ROOM 16'11 x 11 (5.16m x 3.35m)



**HOBBY ROOM 13' x 8'11 (3.96m x 2.72m)**



**CLOAKROOM / WC**



**STUDY 7'6 x 7'2 (2.29m x 2.18m)**



**FIRST FLOOR LANDING**

**BEDROOM 1 12'3 x 10'11 (3.73m x 3.33m)**



**UTILITY 18'11 x 5'7 (5.77m x 1.70m)**



**EN SUITE SHOWER ROOM**



**BEDROOM 2 11'4 x 8'4 (3.45m x 2.54m)**



**FAMILY BATHROOM**



**BEDROOM 3 9'10 x 7'6 (3.00m x 2.29m)**



**OUTSIDE**



**BEDROOM 4 8'8 x 8'6 (2.64m x 2.59m)**



**FRONT GARDEN, DOUBLE GARAGE & PARKING**



**REAR GARDEN**



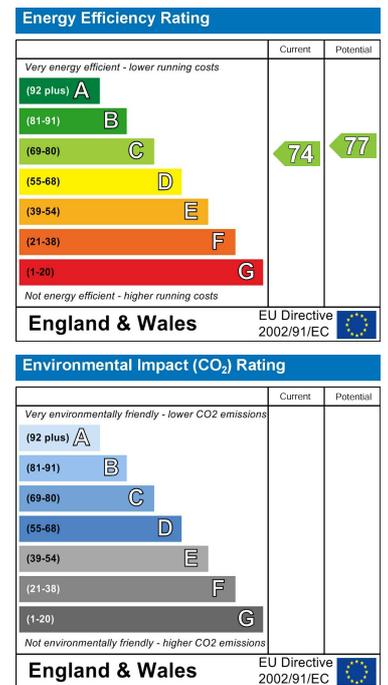
# Floor Plan



# Area Map



# Energy Efficiency Graph



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