



Railway Terrace, Kings Langley

In Excess of £475,000

proffitt
& holt





Railway Terrace

Kings Langley

Proffitt and Holt are delighted to introduce this immaculately presented modern 2 bedroom terraced house, offering stunning views over lakes. Built in 2021, this modern home boasts a contemporary design and high-quality finishes throughout, with additional upgrades, including tasteful wood panelling to the bedrooms.

Briefly, the accommodation consists of a bright and airy living/dining, with double doors leading out to the garden. The kitchen is fitted in a contemporary design and boasts a number of integrated appliances, whilst the separate entrance hall, coat cupboard and W/C offer added convenience. To the first floor, there are two spacious double bedrooms and a tastefully fitted family bathroom.

Externally, the property features a landscaped South West-facing garden, made up of a patio area and lawned space. Additionally, there is a wooden shed and rear access, which takes you out to the 2 allocated parking spaces.





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Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 2 Double Bedrooms
- 2 Parking Spaces
- Immaculately Presented Throughout
- Lovely Views Over Lakes
- Modern Home Built in 2021
- Integrated Kitchen Appliances
- Downstairs W/C





General Information

Services

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

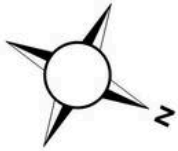
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein

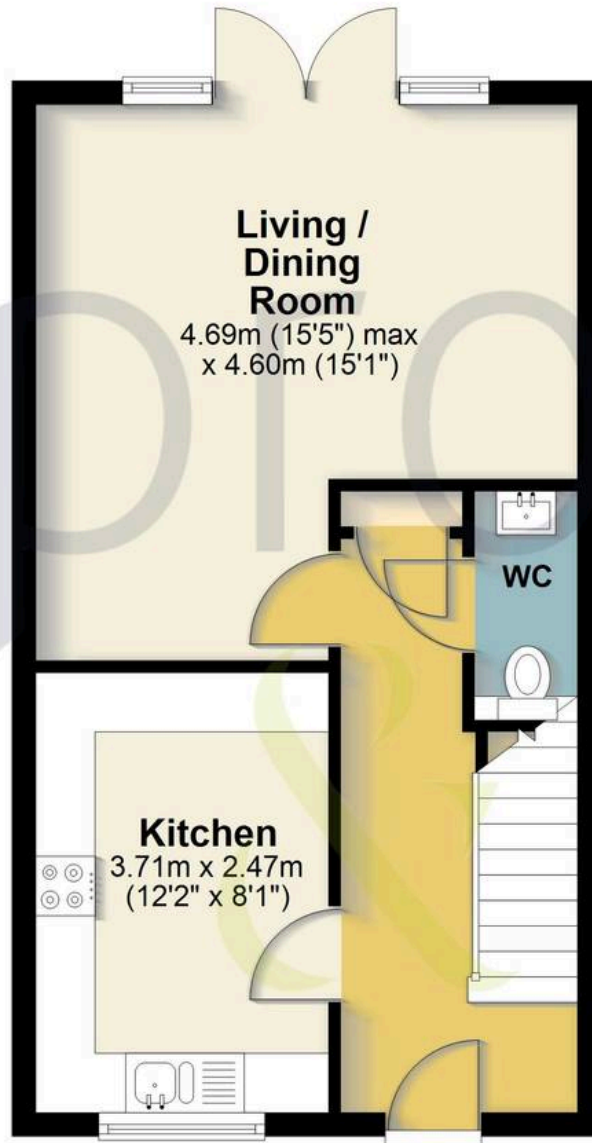






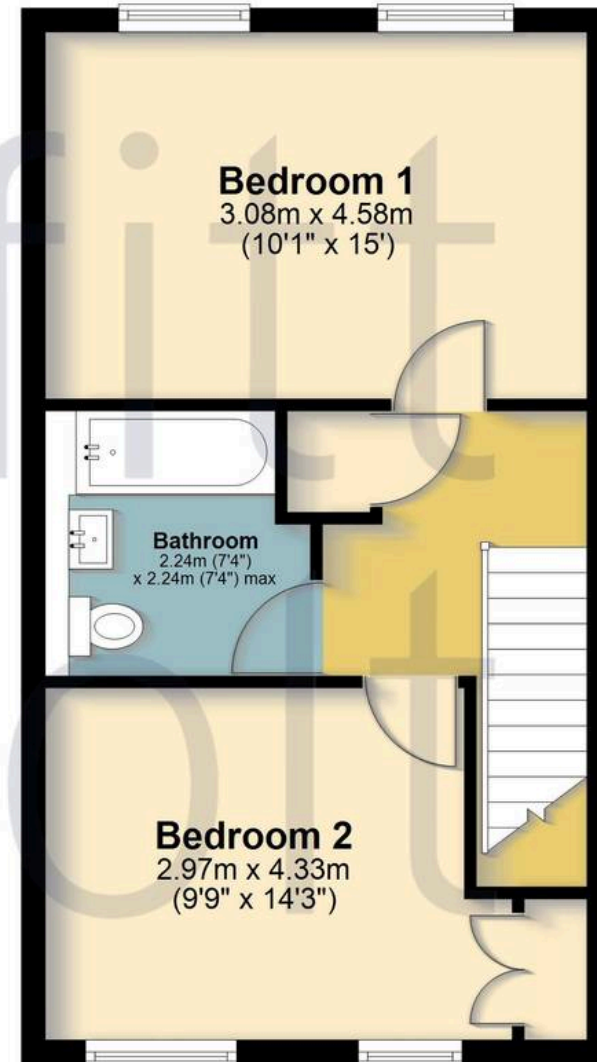
Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 78.9 sq. metres (849.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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