

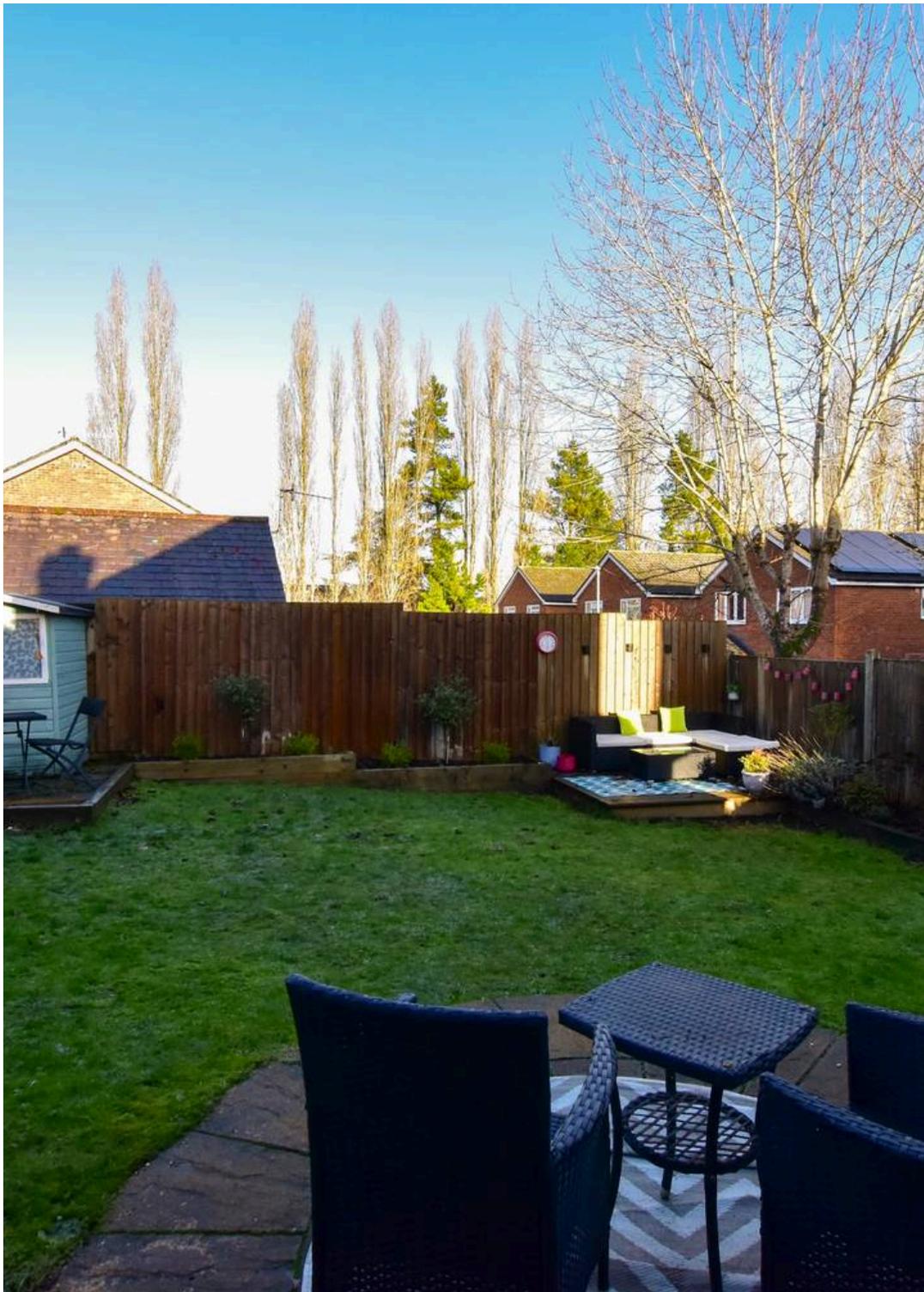


Regent Close, Kings Langley

Guide Price £675,000

proffitt  
& holt





## Regent Close

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available, and well-presented three bedroom detached family home located in the highly sought after village of Kings Langley and within walking distance to the village high street and all its local amenities.

Internally, the property comprises entrance hall, downstairs guest WC, living room - semi open plan to the dining room which has double doors out to the rear garden and door to the kitchen, which benefits from a side door to exterior. To the first floor there are three well proportioned bedrooms - all with built-in wardrobes and the master with an en-suite shower/WC, plus a separate family bathroom.

Externally, the property further excels with driveway parking available in front of a single garage, and to the rear; there is a private and low maintenance garden with a paved patio seating area directly to the rear - ideal for entertaining.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## Regent Close

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

- Three Bedrooms
- Detached
- Central Kings Langley
- Garage and Parking
- En-Suite to Master
- Family Bathroom
- Downstairs Guest WC
- Quiet No Through Road
- Walking Distance to Village
- Built-in Wardrobes to All Bedrooms





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

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.

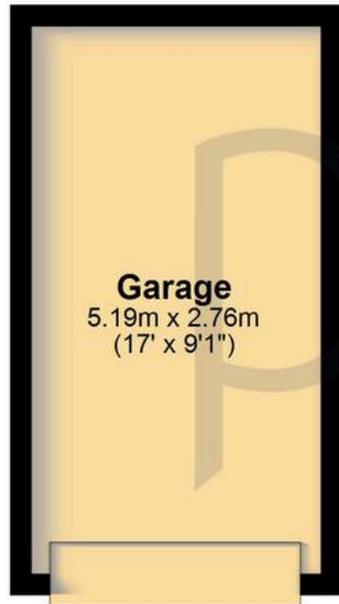




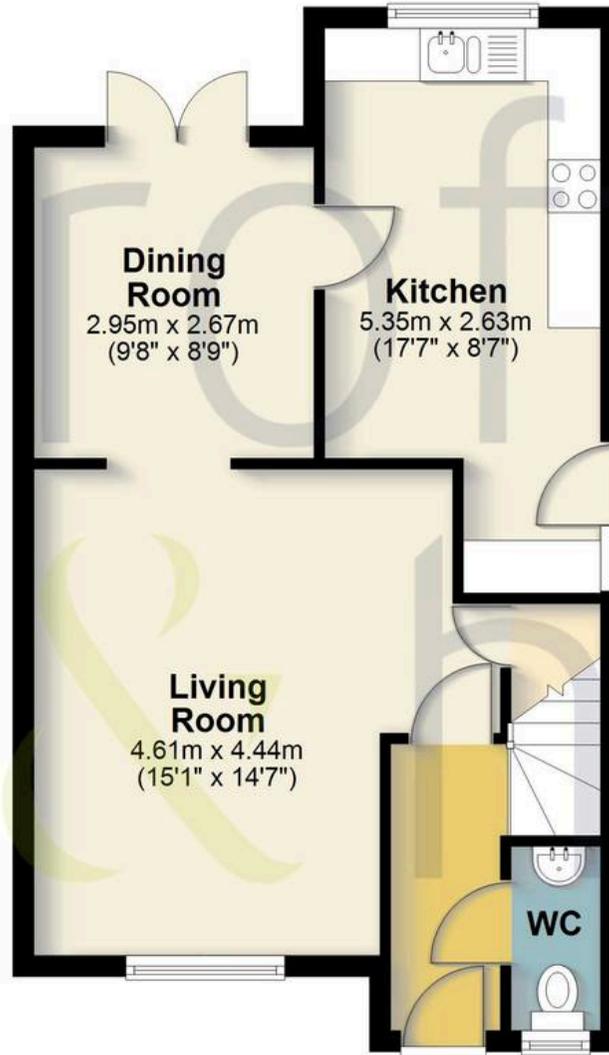


## Ground Floor

Approx. 60.0 sq. metres (646.0 sq. feet)



**Garage**  
5.19m x 2.76m  
(17' x 9'1")



**Dining Room**  
2.95m x 2.67m  
(9'8" x 8'9")

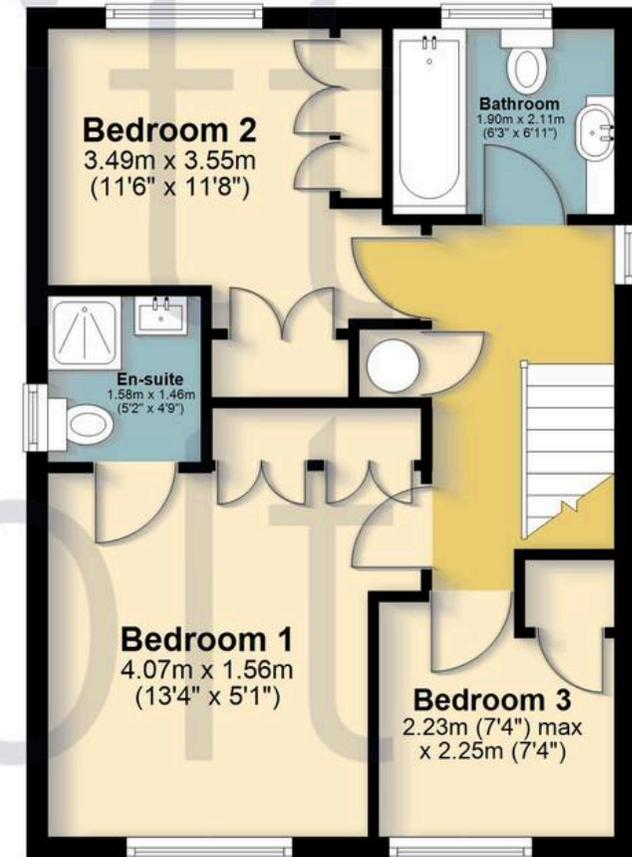
**Kitchen**  
5.35m x 2.63m  
(17'7" x 8'7")

**Living Room**  
4.61m x 4.44m  
(15'1" x 14'7")

**WC**

## First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



**Bedroom 2**  
3.49m x 3.55m  
(11'6" x 11'8")

**En-suite**  
1.58m x 1.46m  
(5'2" x 4'9")

**Bedroom 1**  
4.07m x 1.56m  
(13'4" x 5'1")

**Bedroom 3**  
2.23m (7'4") max  
x 2.25m (7'4")

**Bathroom**  
1.90m x 2.11m  
(6'3" x 6'11")

Total area: approx. 101.9 sq. metres (1096.4 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 -

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Plan produced using PlanUp.





# Proffitt & Holt

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