



# Causeway House, High Street, Abbots Langley

In Excess of £260,000

proffitt  
& holt





## Causeway House

High Street, Abbots Langley

Proffitt and Holt are delighted to offer to the market this well presented, first floor apartment located in the heart of Abbots Langley village and within close proximity to a host of nearby amenities.

The property also boasts its own private garden with two storage sheds as well as communal gardens.

The internal accommodation comprises entrance hall, living room, kitchen, two well proportioned double bedrooms and a family bathroom.

Council Tax Band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





## Causeway House

High Street, Abbots Langley

Abbots Langley has a number of local shops catering for most daily 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 approximately three miles.

For the commuter, both Kings Langley and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.



- Two Double Bedroom Flat
- Central Abbots Langley
- Low Charges
- Long Lease
- Separate Private Garden
- Spacious Apartment





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

## General Information

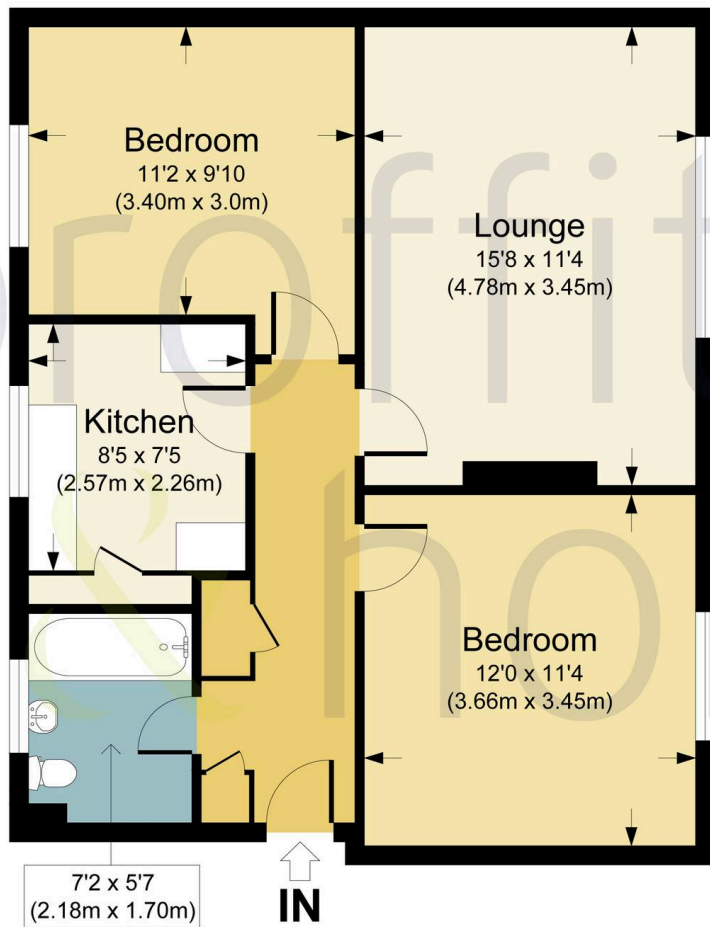
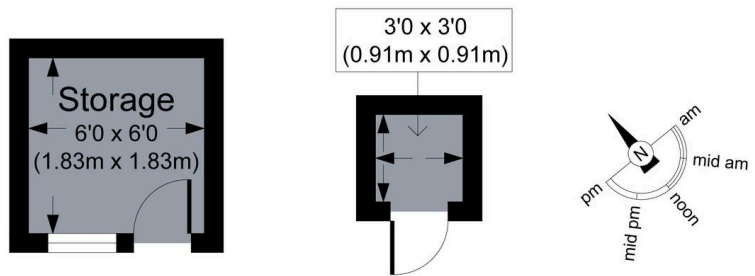
### Services

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.





First Floor

CAUSEWAY HOUSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 674.78 SQ FT / 62.69 SQ M. INC. STORAGE  
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## Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

