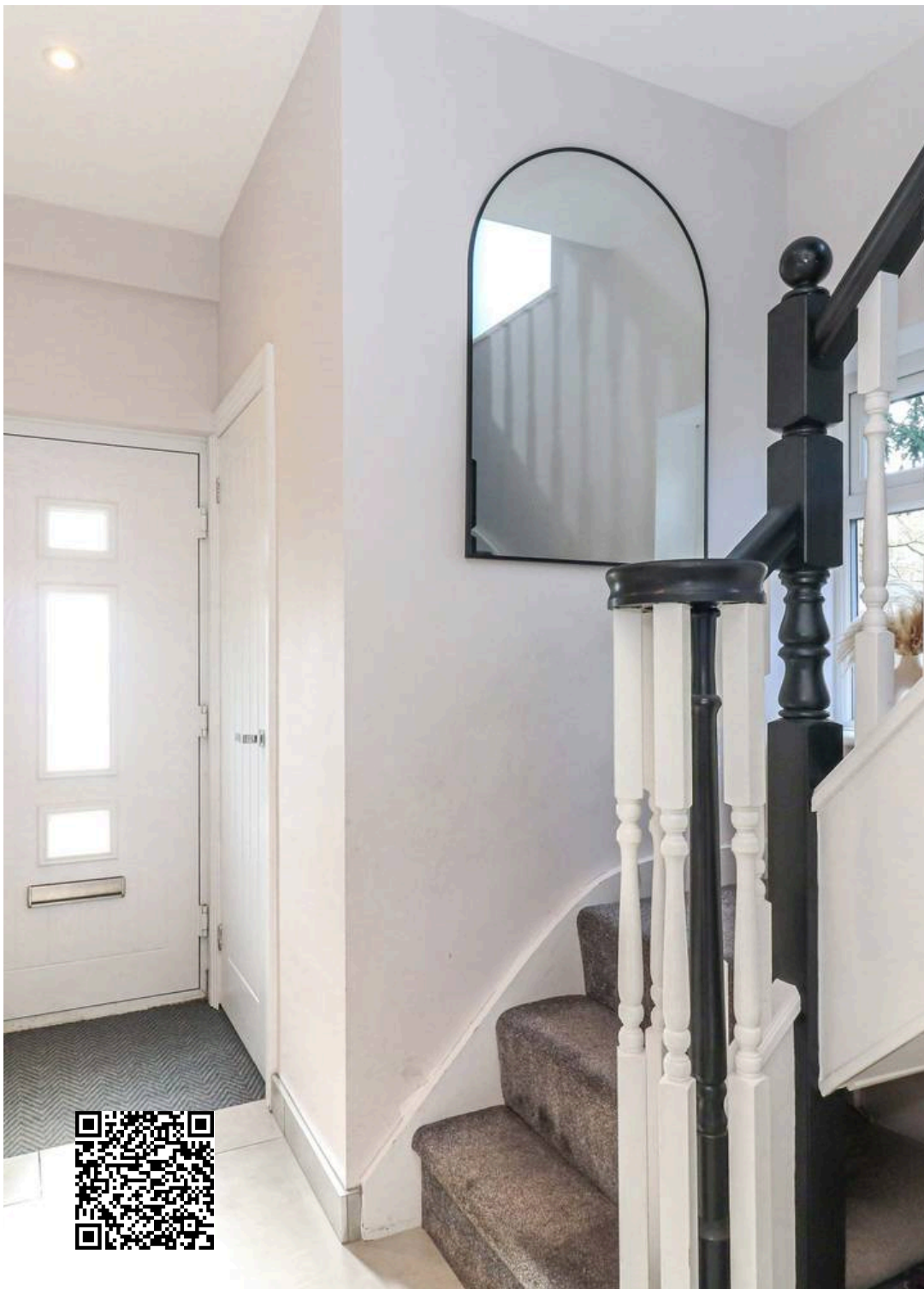




Manor House Gardens, Abbots Langley  
£699,950

proffitt  
& holt





## Manor House Gardens

### Abbots Langley

Proffitt and Holt are delighted to introduce this beautifully extended and remodelled three-bedroom semi-detached home, offering a superb blend of contemporary design and classic charm.

Immaculately presented throughout, the accommodation itself is spacious and thoughtfully arranged, making it the perfect choice for families and professionals alike. Upon entering the property, you are greeted by a welcoming entrance hall with a convenient downstairs W/C. The ground floor boasts a versatile play room, ideal for children or as a home office, but the heart of the home is the stunning open-plan kitchen and dining area, which features sleek modern cabinetry, high-end integrated appliances, and impressive bi-fold doors that seamlessly connect the living space with the outdoors. With ample room for both dining and entertaining, this area is perfect for hosting family gatherings or relaxed evenings with friends. Additionally, there is a large living/dining room that sits semi-open plan to the kitchen and boasts high ceilings that create an immediate sense of space and light.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, each benefitting from large windows that flood the rooms with natural light and all are serviced by a fully tiled family bathroom. Externally, the house excels. The rear garden measures in excess of 200ft in length and has been cleverly landscaped by the current owners to provide a number of different spaces, including a patio area for seating and dining, childrens play area, manicured lawn and a more rustic wild area. Additionally, there is a garage which offers wonderful storage. Wider than average side access leads you to the front of the house where there is a large driveway with parking for multiple vehicles, ensuring convenience for families and visitors.

The property has been finished to a high specification throughout, with quality flooring, stylish fixtures, and a neutral décor that provides a blank canvas for your own personal touches.

Situated within walking distance of Abbots Langley High Street and Kings Langley Train Station, the location is ideal for those seeking excellent transport links and easy access to local shops, cafes, and highly regarded



## Manor House Gardens

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Landscaped Rear Garden Measuring in Excess Of 200ft
- Extended and Remodelled to a High Specification
- High Ceilings
- Large Driveway for Multiple Vehicles
- Play Room
- Open-Plan Kitchen/Diner with Bi-Folds
- Walking Distance to Abbots Langley High Street and Kings Langley Train Station
- Downstairs W/C
- Large Garage/Outbuilding





## 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.

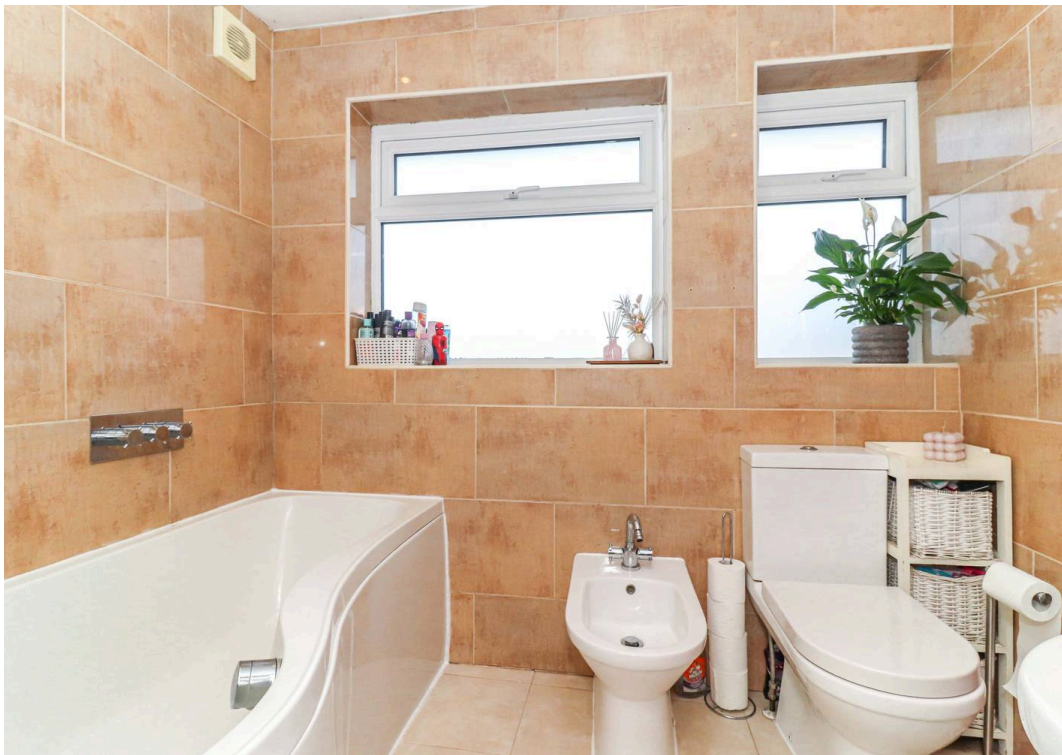
### Fixtures and Fittings

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











MANOR HOUSE GARDENS, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1309.43 SQ FT / 121.65 SQ M. INC. GARAGE

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# Proffitt & Holt

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