



Kindersley Way, Abbots Langley
£575,000

proffitt
& holt





Kindersley Way

Abbots Langley

Offered to the market with **no upper chain**, this extended three-bedroom semi-detached family home provides bright, spacious, and well-balanced accommodation throughout, perfectly suited to modern family living.

Ideally positioned within walking distance of Kings Langley railway station, the property combines excellent commuter links with generous internal living space and a substantial south-facing rear garden.

The ground floor features a welcoming entrance hall leading to a spacious living area, while the heart of the home is the impressive kitchen-breakfast room, offering ample storage and worktop space. A convenient downstairs W/C further enhances the practicality of the accommodation.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, all benefiting from an abundance of natural light that contributes to the property's bright and airy feel.

Externally, the large south-facing rear garden provides an ideal setting for outdoor entertaining, children's play, or simply enjoying the sunshine throughout the day. To the front, a driveway offers off-road parking for multiple vehicles and leads to the garage, providing additional storage or potential workspace.

Combining generous living accommodation, a sought-after location close to transport links, and excellent outdoor space, this is a fantastic opportunity for families and commuters alike.

The property will be sold with a tenant in situ, contact Proffitt and Holt for more information.





Kindersley Way

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 mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Extended 3 Bedroom Semi-Detached Family Home
- Large South-Facing Rear Garden
- Walking Distance To Kings Langley Train Station
- Large Kitchen-Breakfast Room
- Garage Plus Driveway For Multiple Vehicles
- Spacious And Bright Throughout
- Downstairs W/C
- No Upper Chain





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: E

Tenure: Freehold

Services

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

For broadband and mobile speeds see:

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

Fixtures and Fittings

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







KINDERSLEY WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1309.21 SQ FT / 121.63 SQ M. INC. GARAGE

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