



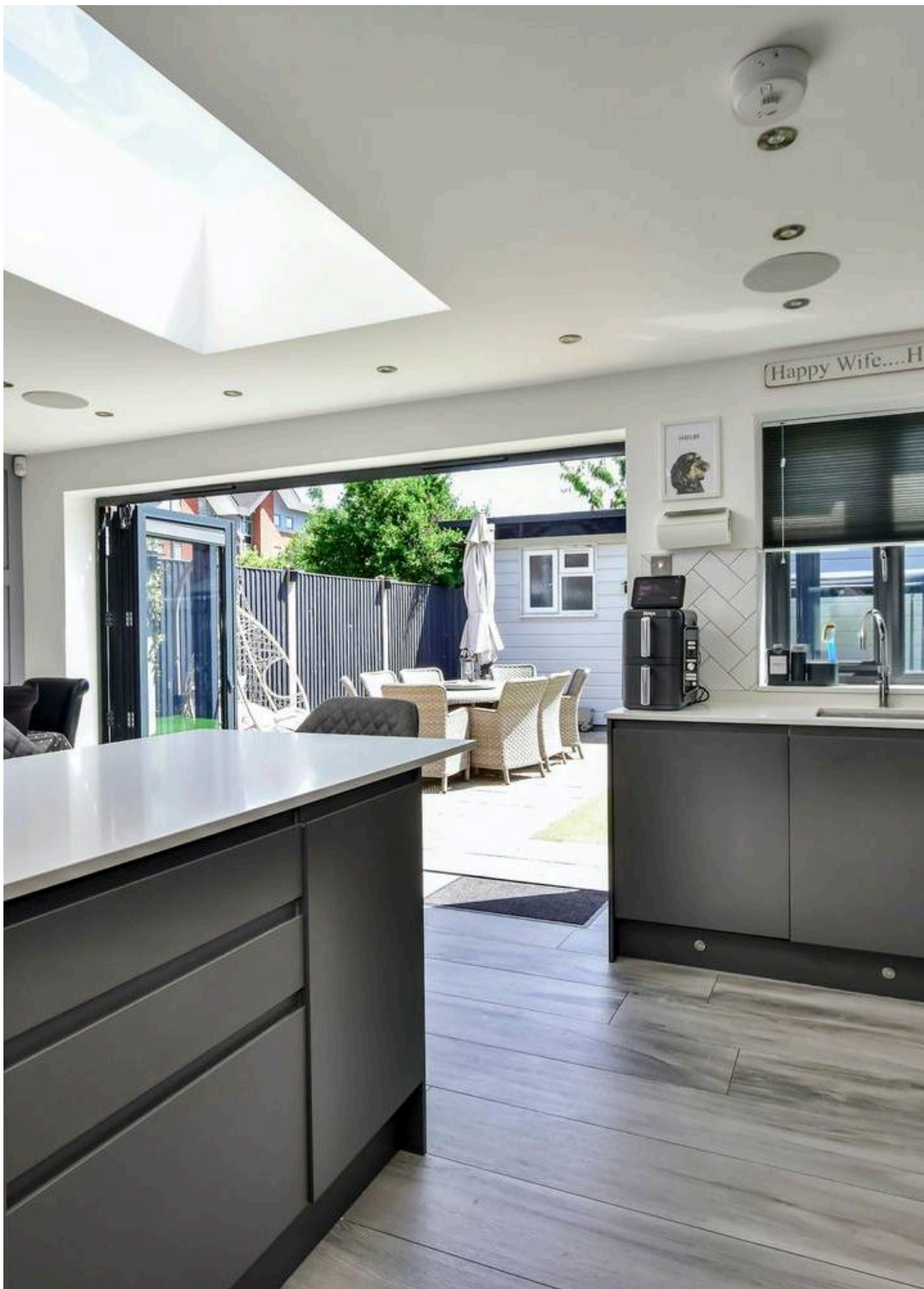
Hazelwood Lane, Abbots Langley

In Excess of £680,000

proffitt  
& holt







## Hazelwood Lane

Abbots Langley

Proffitt and Holt are delighted to offer to the market this beautifully presented four bedroom semi-detached family home located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links and highly regarded local schooling.

The property has been tastefully modernised and extended and offers a wealth of both flexible and versatile accommodation set over three floors.

Internally, the property comprises entrance porch, entrance hall, living room, family room, kitchen/breakfast room, utility and downstairs wc to the ground floor. To the first floor there are three well proportioned bedrooms and a re fitted family bathroom. The top floor houses a master suite with generous double bedroom with its own en-suite shower room.

Externally, the property excels with parking to the front for two/three vehicles. Whilst to the rear the garden is low maintenance boasting an artificial lawn and paved patio seating area ideal for entertaining. The garden also houses a home office which could be utilised for those wishing to work from home or converted into a games room/gym or even additional living space.





## Hazelwood Lane

### 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. Getting in to London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Four Bedrooms
- Semi Detached
- Set Over Three Floors
- Well Presented Throughout
- Extended to the Rear and into the Loft
- Open Plan Kitchen/Breakfast Room
- En Suite to Master
- Multi Purpose Home Office in Garden
- Driveway Parking







*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.















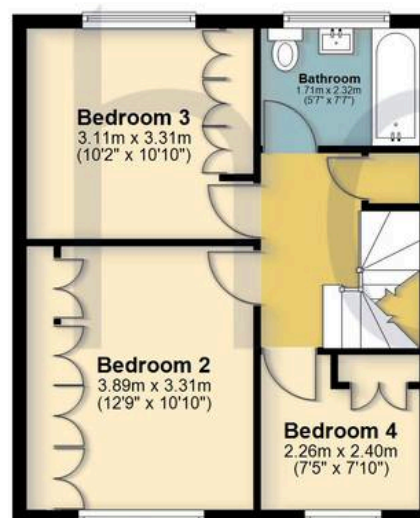
## Ground Floor

Approx. 92.4 sq. metres (994.2 sq. feet)



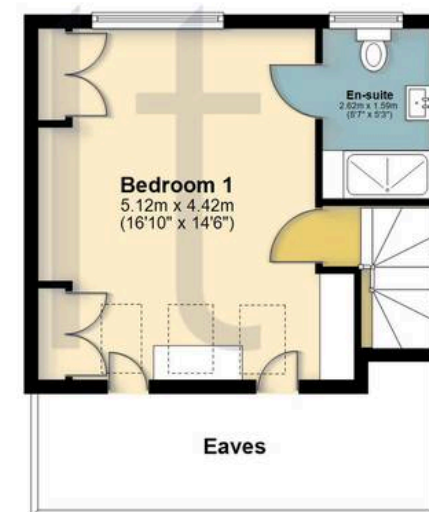
## First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



## Second Floor

Approx. 28.0 sq. metres (301.9 sq. feet)



Total area: approx. 161.1 sq. metres (1733.7 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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