



Hempstead Road, Kings Langley

Guide Price £750,000

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& holt







## Hempstead Road

### Kings Langley

We are delighted to introduce this beautifully presented 1930's semi-detached house, ideally situated in the heart of Kings Langley Village and just a short stroll from the vibrant High Street. The accommodation itself is spacious and thoughtfully arranged, offering three well-proportioned bedrooms that provide ample space for families, professionals, or those seeking versatile living arrangements.

Upon entering, you are welcomed by a bright and spacious hallway featuring original 1930's stained glass windows leading to two generous reception rooms (including one with a large bay window to the front aspect), perfect for relaxing or entertaining guests. The kitchen is tastefully fitted with an abundance of wall and base level units (with granite work surfaces) and quality appliances, seamlessly blending character features with contemporary convenience. Upstairs, the three bedrooms (two doubles with fitted wardrobes) are all light-filled, whilst the two front facing bedrooms offer wonderful far-reaching views, creating a peaceful and uplifting atmosphere. The family bathroom is immaculately presented, with a clean, neutral palette. The property boasts a double garage to the rear, providing valuable additional storage or secure parking, and there is excellent potential for further extension or reconfiguration (subject to planning permission), allowing you to truly make the home your own. Externally, the rear garden has a spacious patio, decking and a mature garden featuring a range of trees, shrubs and flower also featuring a 6'x6' greenhouse. To the rear of the property there is a double garage/workshop with electric roller shutters and built in storage units and worktops.

Throughout, the house has been lovingly maintained and is ready to move into, with neutral décor and quality flooring that will suit a variety of tastes. Its location is a real highlight, placing you within easy reach of local shops, cafes, and schools, as well as excellent transport links for commuters. Viewing is highly recommended to fully appreciate the charm, potential, and impressive features this wonderful home has to offer.







## Hempstead Road

### 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 5-4 miles drive respectively. 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 village shops offer good local shopping together with coffee shops, restaurants and a library. 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
- 1930's Semi Detached
- Kings Langley Village
- Walking Distance to the High Street
- Private Access Road with Private Parking Space
- Double Garage/Workshop to the Rear
- Far Reaching Views
- Excellent Potential (STPP)
- Mature Rear Garden with Split Level Patios
- Original Features







## General Information

EPC - Energy Efficiency 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/>

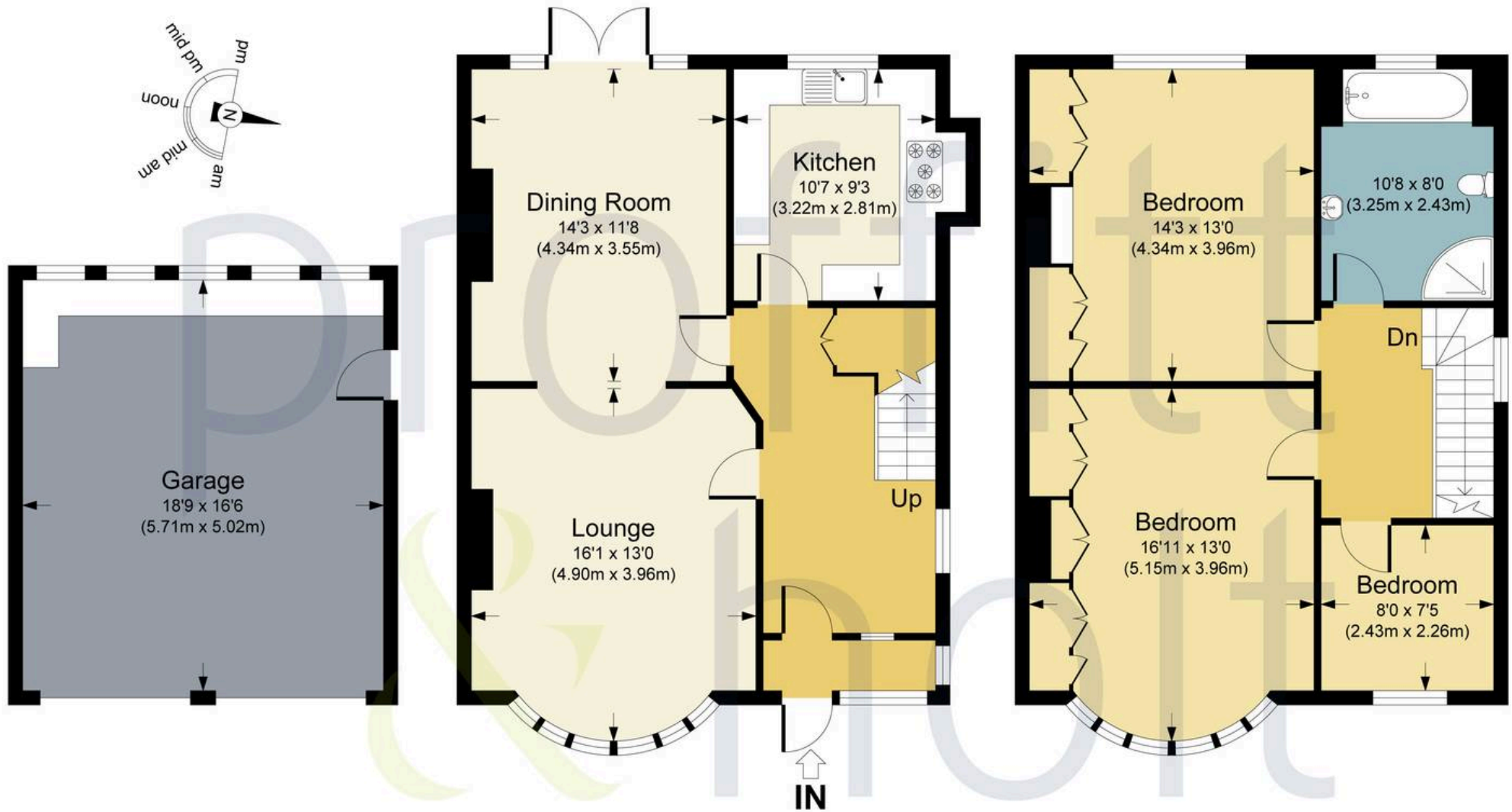
## Fixtures and Fittings

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









Garage

Ground Floor

First Floor

HEMPSTEAD ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1544.08 SQ FT / 143.45 SQ M. INC. GARAGE

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# Proffitt & Holt

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