



Mallard Road, Abbots Langley  
In Excess of £600,000

proffitt  
& holt





## Mallard Road

Abbots Langley

Proffitt & Holt are delighted to introduce this beautifully presented three-bedroom end of terrace house, ideally situated in a quiet cul-de-sac and bordering the picturesque Leavesden Country Park.

The accommodation itself is spacious and thoughtfully arranged, making it perfect for modern family living. Upon entering the property, you are welcomed by a bright entrance hall which leads to a convenient downstairs WC, ideal for guests and busy households alike. The ground floor boasts a large and inviting living/dining room, offering ample space for both relaxation and entertaining, seamlessly connecting to a generous conservatory that floods the home with natural light and provides a versatile area for dining, play or a home office. The modern refitted kitchen is a real highlight, featuring contemporary units, quality appliances and plenty of worktop space for those who enjoy cooking and entertaining. Upstairs, you will find three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for growing families or home working. The family bathroom is stylishly appointed, boasting a large walk-in shower.

Practicality is further enhanced by off street parking for two cars and a garage, providing valuable storage or workshop potential. The property's location is particularly appealing, set within a peaceful residential enclave yet within easy reach of local amenities, schools and excellent transport links.

Viewing is highly recommended to fully appreciate the space, style and superb setting on offer in this wonderful family home.





## Mallard Road

### 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 approximately three 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 two miles distance.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Quiet Cul-De-Sac
- Off Street Parking For 2 Cars
- Attached Garage - vehicle access from front and pedestrian only access to rear garden
- Modern Refitted Kitchen
- Large Living/Dining Room
- Conservatory
- Bordering 'Green Flag' Award-Winning Leavesden Country Park
- Downstairs Guest WC





**For broadband and mobile speeds see:**

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

## General Information

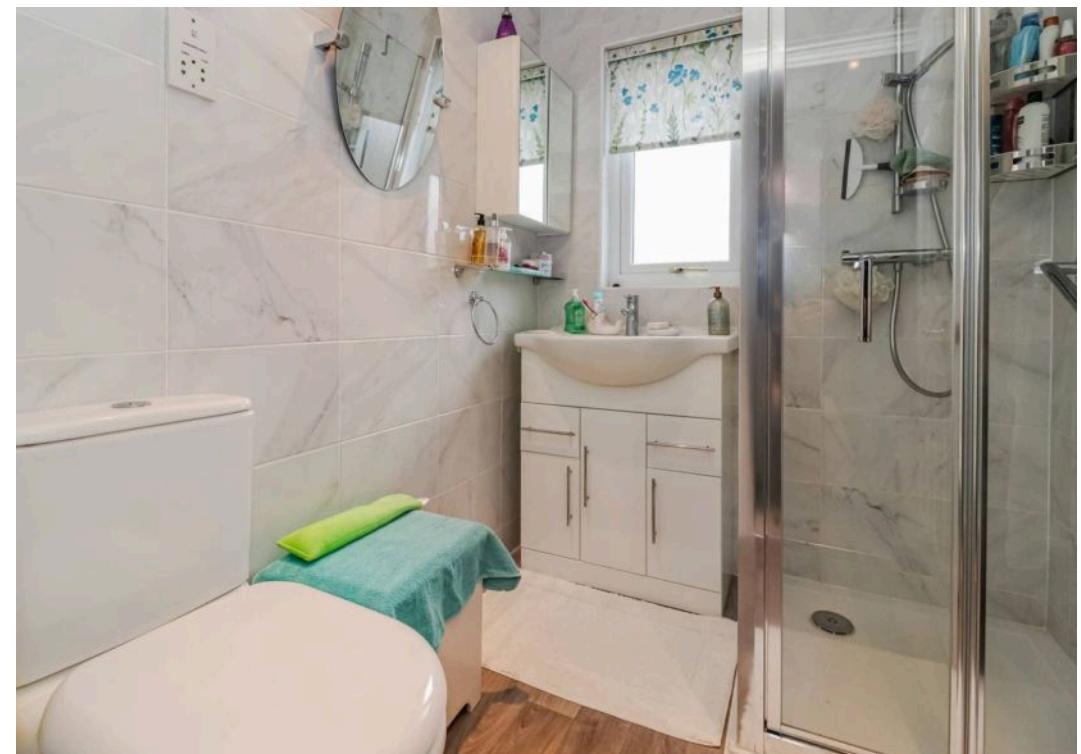
### Services

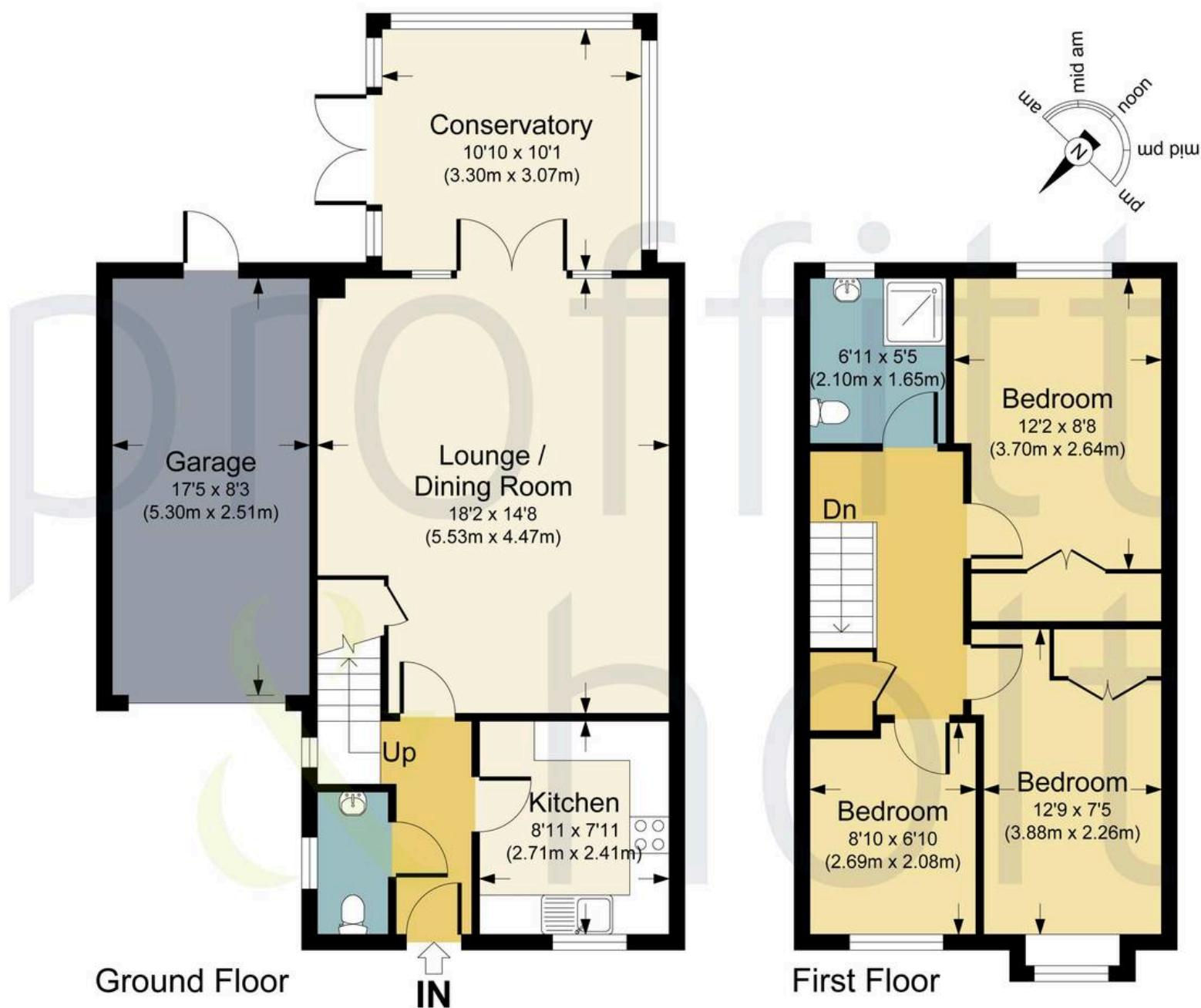
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

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







MALLARD ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1069.17 SQ FT / 99.33 SQ M. INC. GARAGE  
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## Proffitt & Holt

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