



De Havilland Way, Abbots Langley

Guide Price £275,000

proffitt
& holt





De Havilland Way

Abbots Langley

NO UPPER CHAIN.

Situated within this established residential development, is this two double bedroom, over 60's retirement bungalow in the highly sought after village of Abbots Langley.

The internal accommodation comprises, large living/dining room, kitchen with plenty of cupboard and worktop space, a shower room and two double bedrooms.

Externally, the communal gardens to the rear are beautifully maintained and offer a quiet and relaxing space to sit and enjoy.

Further benefits include communal gardens, allocated parking, ample communal parking, and a communal laundry room.





De Havilland 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.



- Over 60s
- Communal Laundry Room
- Sought After Location
- Communal Gardens
- NO UPPER CHAIN
- Ample Communal Parking





General Information

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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:

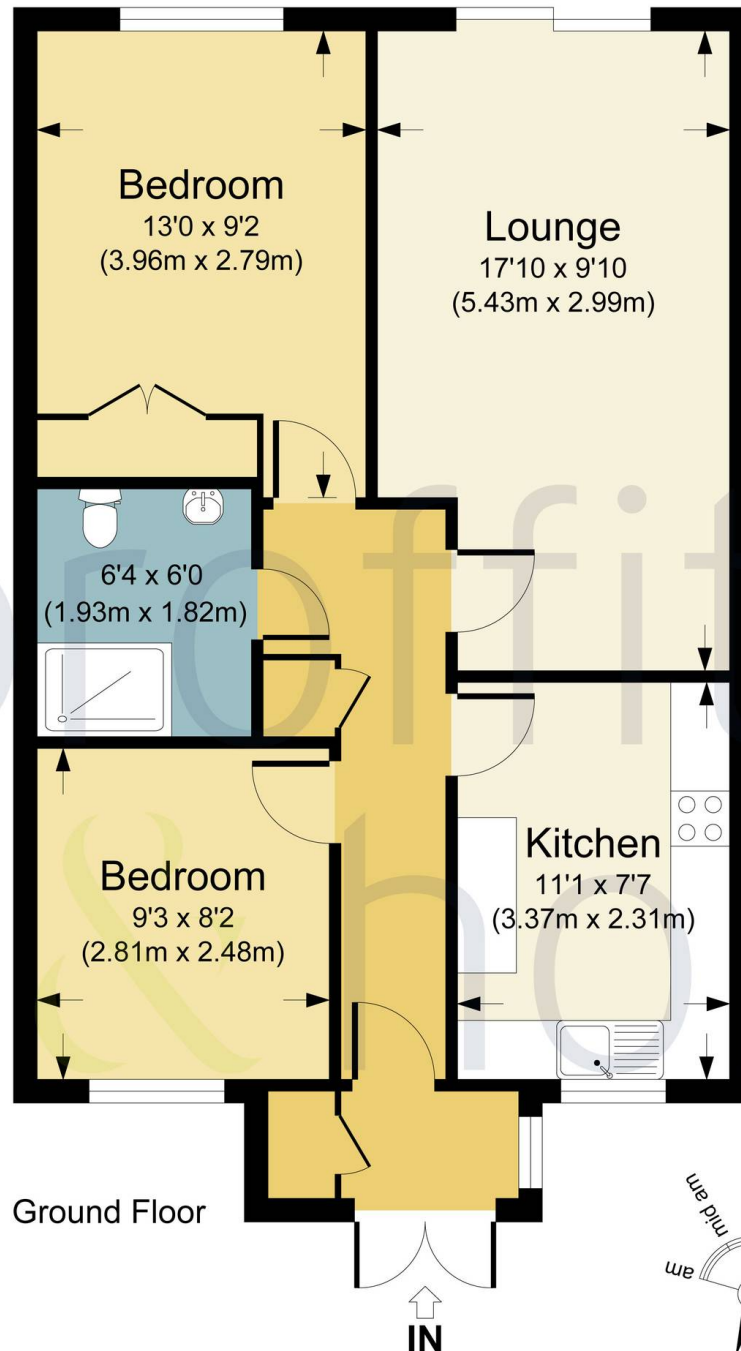
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







Ground Floor

IN

DE HAVILLAND WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 587.06 SQ FT / 54.54 SQ M.

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Proffitt & Holt

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