



Coniston Road, Kings Langley

Guide Price £575,000

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& holt





Coniston Road

Kings Langley

A beautifully presented three-bedroom mid-terraced house, offering a wonderful blend of modern living and tasteful décor throughout.

Stepping through the porch, you enter in to a welcoming entrance hall with guest WC that leads seamlessly into the heart of the home. This spacious and flexible open-plan kitchen and living area is truly impressive, featuring a contemporary refitted kitchen with sleek cabinetry in contrasting colours, integrated appliances, and ample worktop space, making it perfect for both every-day family life and entertaining guests. The living area is equally inviting, with stylish finishes and bi-fold doors leading out to the garden that allow natural light to flood the space, creating a warm and airy atmosphere. Upstairs, you will find three well-proportioned bedrooms, each thoughtfully designed with fitted wardrobes.

The rear garden has been fully landscaped and consists of a range of established borders, artificial lawn areas and a spacious patio that flows out from the house, creating a wonderful space to dine in and entertain.

The accommodation is tastefully decorated throughout, with neutral tones and quality finishes that enhance the overall sense of space and comfort. The property is ideally located within a short walk of Kings Langley Primary and Secondary Schools, making it an excellent choice for families seeking both style and practicality.

Viewing is highly recommended to fully appreciate the attention to detail and the high standard of presentation on offer in this fantastic home.





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Kings Langley

Kings Langley village 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 five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Open-Plan Kitchen/Living
- Contemporary Refitted Kitchen
- Tastefully Decorated Throughout
- Bi-Fold Doors
- Fully Landscaped Rear Garden
- Downstairs WC
- 3 Bedrooms - All With Fitted Wardrobes
- Short Walk To Local Schools





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

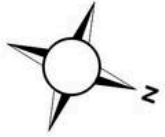
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





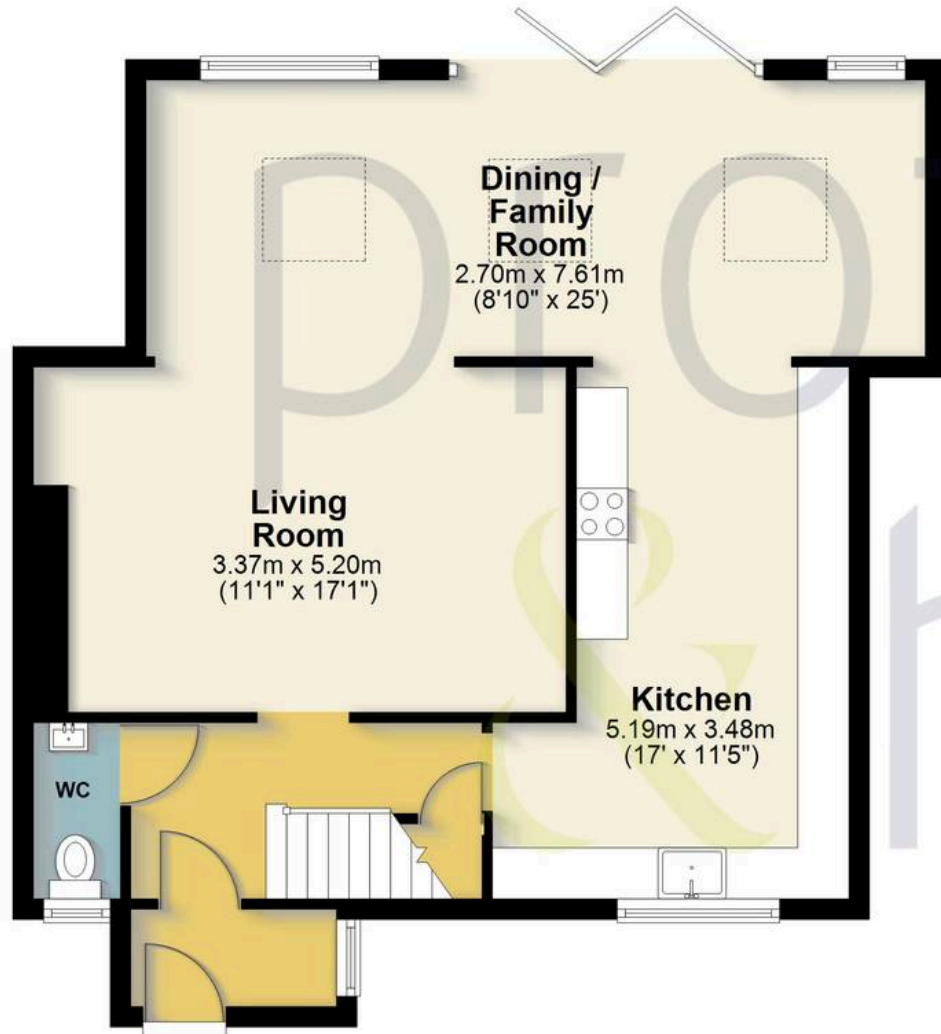






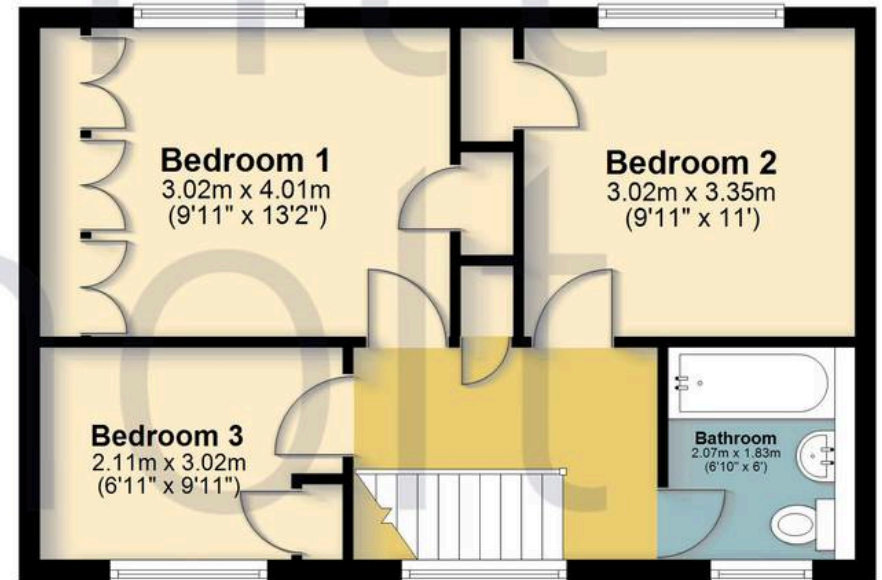
Ground Floor

Approx. 64.6 sq. metres (695.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



Total area: approx. 106.7 sq. metres (1148.3 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 -

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Plan produced using PlanUp.





Proffitt & Holt

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