



# Roman Gardens, Kings Langley

In Excess of £700,000

proffitt  
& holt





## Roman Gardens

### Kings Langley

A beautifully extended and tastefully renovated home, nestled in a peaceful canalside cul-de-sac just a couple of minutes' walk from Kings Langley train station, offering the perfect blend of tranquillity and convenience for commuters and families alike.

The accommodation itself is thoughtfully designed, with a stunning open-plan kitchen and living space that forms the heart of the home - ideal for entertaining or relaxing with family. This impressive area is flooded with natural light and features sleek bi-fold doors that seamlessly connect the indoors to the garden, creating a wonderful sense of space and versatility. The kitchen is fitted to a high standard, boasting modern appliances and generous storage, as well as a large island unit offering a focal point. The adjoining living area offers ample room for both dining and lounging. A spacious utility room and a convenient downstairs W/C add to the practicality of the layout.

Upstairs, the master bedroom comes complete with a stylish en-suite bathroom for added privacy and comfort. The remaining 3 bedrooms provide plenty of room for family members or guests.

The property further benefits from a garage and a private driveway, ensuring secure parking and additional storage options.

Immaculately presented throughout, this home offers a rare opportunity to move straight in and enjoy the high-quality finishes and thoughtful touches that the current owners have introduced.





## Roman Gardens

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively.

For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), Junction 6 of the M1 and Junction 20 of the M25 are approximately a distance of one mile.

- Tastefully Extended And Renovated Throughout
- Open-plan Kitchen And Living Space
- Bi-Fold Doors Out To Garden
- Quiet Canalside Cul-De-Sac Within A Couple Of Minutes Walk From Kings Langley Train Station
- Master Bedroom With En-Suite
- Spacious Utility Room And Downstairs W/C
- Garage And Driveway





## General Information

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

## 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.

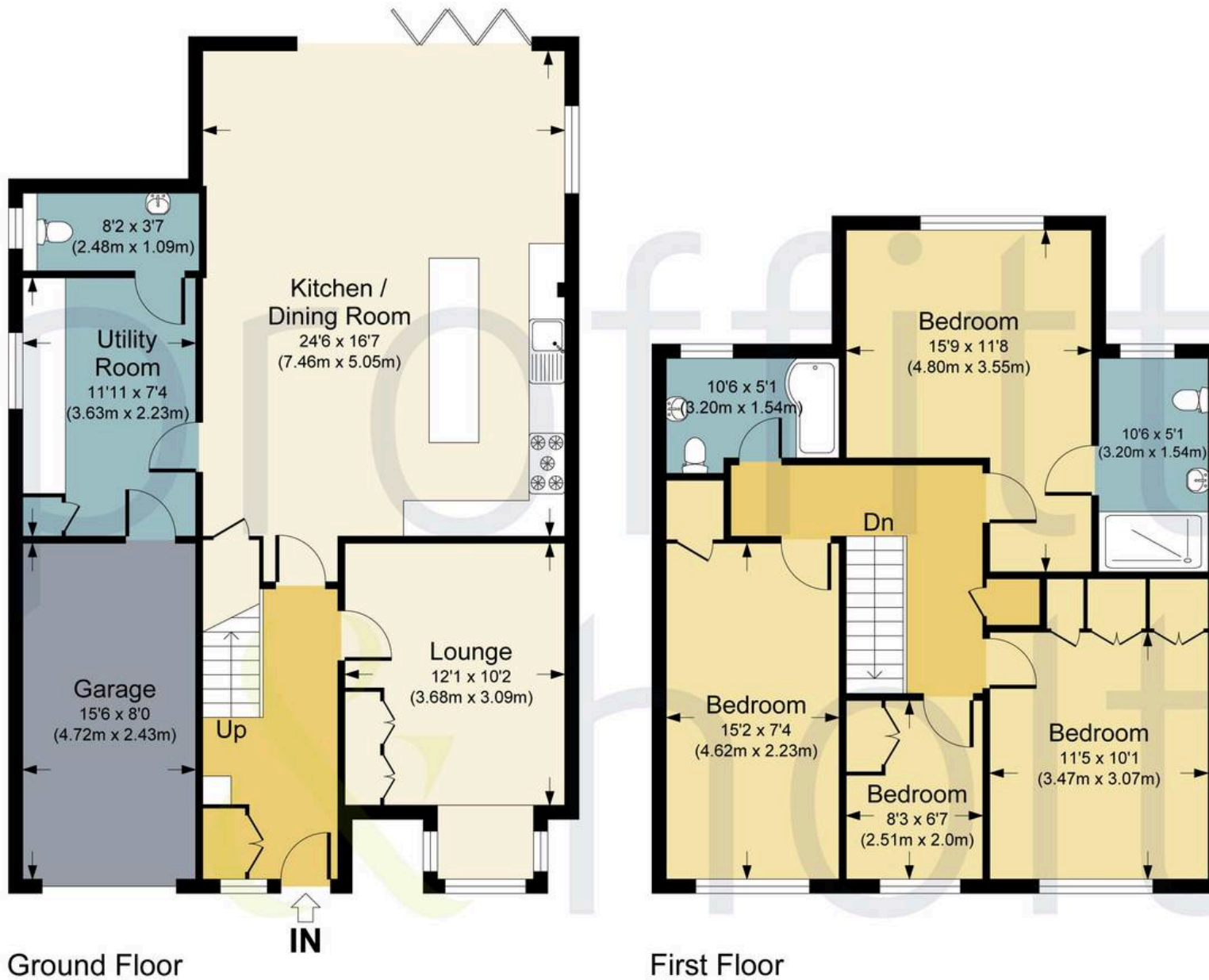












## ROMAN GARDENS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1546.88 SQ FT / 143.71 SQ M. INC. GARAGE

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