

# Wadham Road, Abbots Langley

Guide Price £600,000

proffitt & holt



# Wadham Road

Abbots Langley

Situated in a quiet cul-de-sac and offered to the market with no upper chain, this substantial four/five-bedroom semi-detached home provides generous and versatile living accommodation ideal for growing families.

The property benefits from driveway parking, a garage store, and well-planned interiors including a ground floor WC and separate utility room for added convenience.

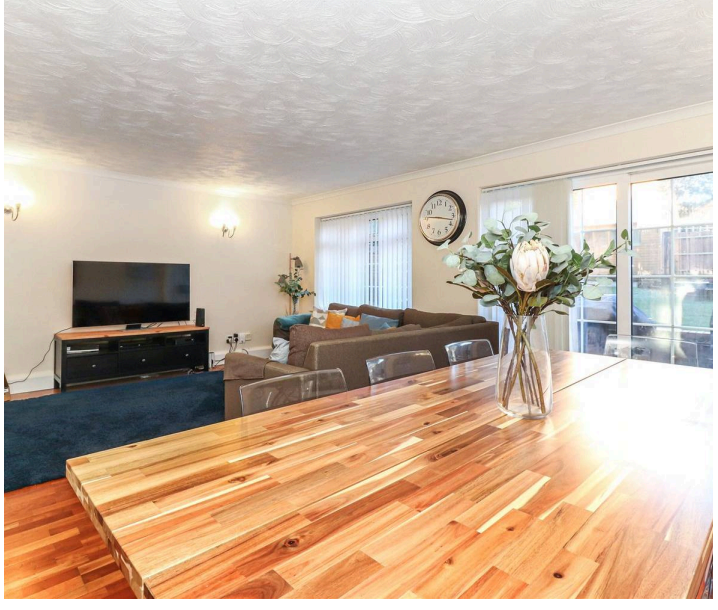
The spacious accommodation offers flexible living space with four/five bedrooms, including a superb master bedroom complete with en-suite shower room.

Perfectly positioned close to local shops, highly regarded schools, and the beautiful Leavesden Country Park, this impressive home combines peaceful surroundings with excellent everyday amenities nearby.

An ideal opportunity for buyers seeking a spacious family home in a sought-after residential location.







# Wadham 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 a drive of approximately three miles. For the commuter, both Kings Langley and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- No Upper Chain
- Substantial 4/5 Bedroom Home
- Driveway Parking
- Garage Store
- Ground Floor W/C
- Separate Utility Room
- Master Bedroom with En-Suite
- Quiet Cul-De-Sac
- Close To Local Shops, Schools & Award-Winning Leavesden Country Park



## General Information

EPC- Energy Efficient 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.

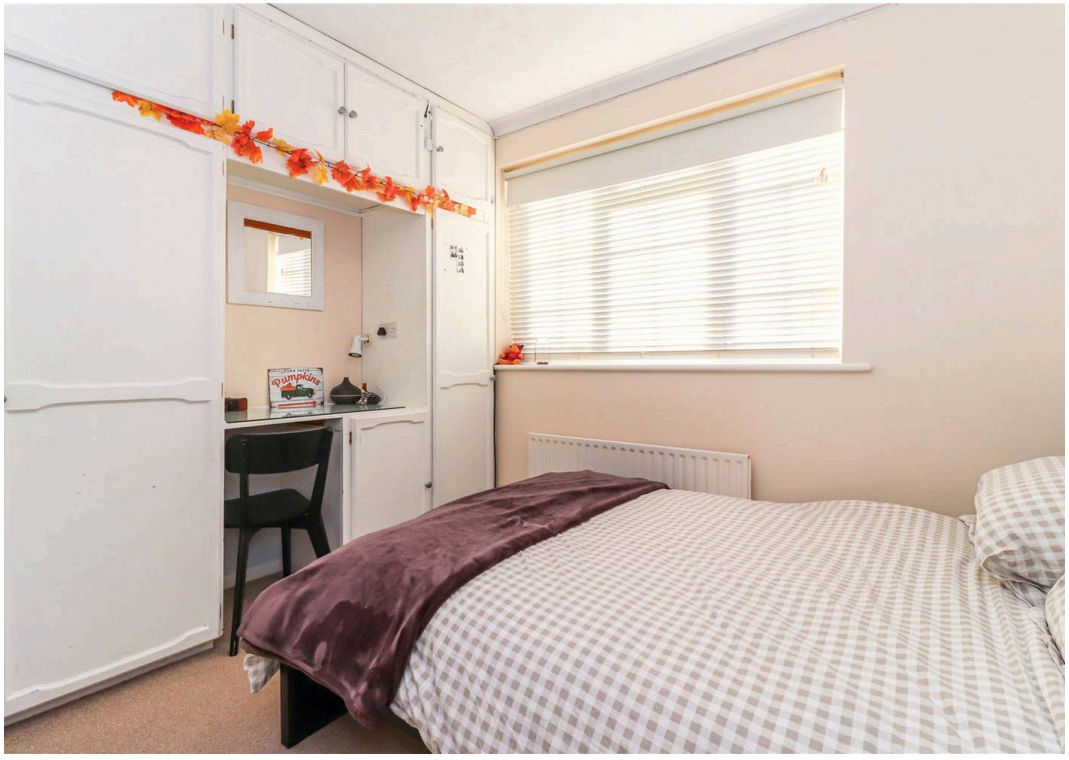
## For broadband and mobile speeds see:

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

## Fixtures and Fittings

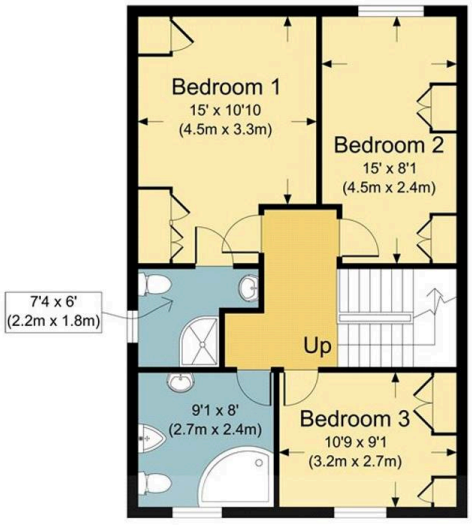
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.




Pumpkins








First Floor




Ground Floor

Second Floor

WOODHAM ROAD, WD5 0NH

APPROX. GROSS INTERNAL FLOOR AREA 1722 SQ FT / 160 SQ M.

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# Proffitt & Holt

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