



## 39 Jubilee Walk, Kings Langley, WD4 8FH

Guide price £1,100,000

- Five Bedrooms
- Executive Development
- Double Driveway
- Four Bathrooms
- Walking Distance to Kings Langley High Street
- Beautifully Presented
- Huge Open Plan Design
- Station Access

# 39 Jubilee Walk, Kings Langley WD4 8FH

An exceptional five-bedroom detached residence, quietly positioned within an exclusive and highly desirable cul-de-sac in Kings Langley. Extended and thoughtfully enhanced by the current owners, this home offers a perfect blend of luxury, space, and contemporary living, all within easy reach of village amenities and excellent transport links. The heart of the home is the magnificent open-plan kitchen, living, and dining space. This breathtaking room is flooded with natural light thanks to a large skylight, side window, and striking bi-folding doors that seamlessly connect the indoors with the landscaped, low-maintenance rear garden and patio—ideal for both everyday family life and entertaining on a grand scale.

The ground floor also offers an elegant entrance hall, a versatile additional sitting room, a private study, cloakroom, practical utility room, and a half-sized garage providing valuable storage.

On the first floor, there are four beautifully proportioned double bedrooms, two of which benefit from stylish ensuite shower rooms. A modern family bathroom, complete with bath, separate shower, basin, and toilet, serves the remaining bedrooms.

The top floor is dedicated to a spacious double bedroom with bespoke fitted wardrobes and its own contemporary ensuite shower room, creating a perfect private retreat.



Council Tax Band: G



## Area Guide

Kings Langley is a historic Hertfordshire village, perfectly blending charm, community and convenience. Just 20 miles from central London, it offers the feel of traditional village life with excellent commuter links, making it one of the area's most sought-after locations.

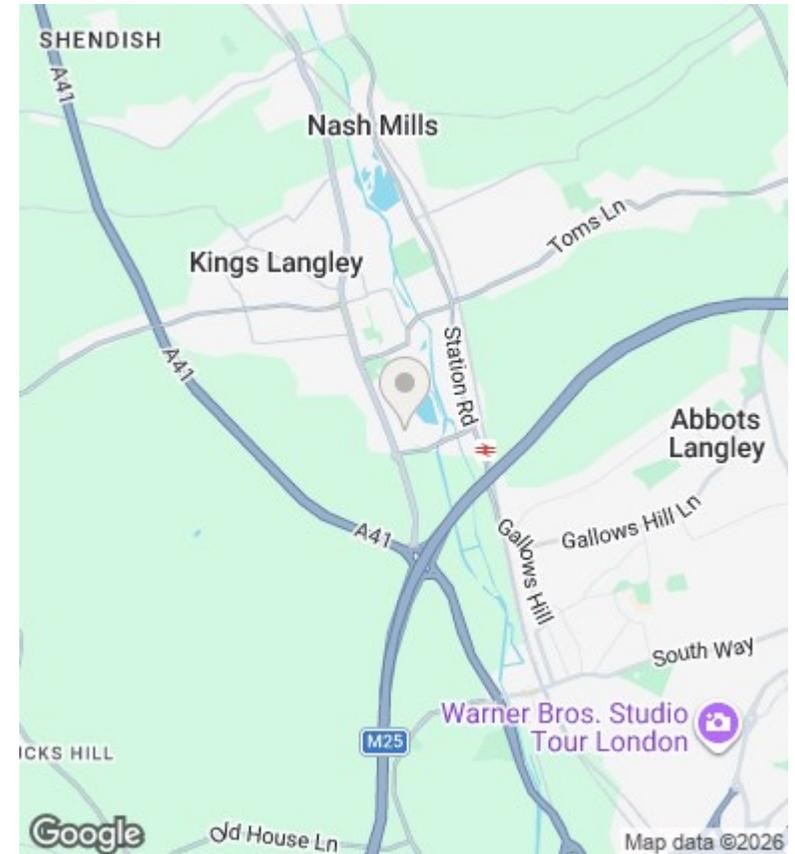
At its heart, the High Street provides a welcoming mix of independent shops, cafés, delicatessens, pubs and restaurants, while larger retail and leisure facilities are easily accessed in nearby Watford, St Albans and Hemel Hempstead. For recreation, the Grand Union Canal and surrounding countryside offer scenic walks and cycle routes, complemented by local sports clubs and leisure centres.

Families are particularly well served, with Kings Langley Primary and Kings Langley Secondary Schools both rated 'Good' by Ofsted. The village also has a strong sense of community, with local clubs, societies and annual events contributing to its appeal.

For commuters, Kings Langley station provides direct services into London Euston in as little as 25 minutes, while the M25 (junction 20), M1 and A41 ensure excellent road connectivity to the wider motorway network and international airports including Heathrow, Luton and Stansted.

### 39 Jubilee Walk

Approximate Gross Internal Area = 230.6 sq m / 2,482 sq ft  
(Including Garage / Store)



### Directions

### Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

### Council Tax Band

G

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |