



High Street, Abbots Langley

In Excess of £550,000

proffitt
& holt





High Street

Abbots Langley



Proffitt and Holt are delighted to introduce this charming three-bedroom end of terrace Victorian home, ideally positioned in the heart of Abbots Langley High Street and offering a wonderful blend of period character and contemporary comfort. The accommodation itself is spacious and thoughtfully arranged across three floors, making it perfect for families, professionals or those seeking the convenience of central village living.

Upon entering, you are welcomed by an inviting hallway that leads directly into the impressive open-plan living and dining room, where original features such as high ceilings, sash windows and decorative fireplaces create a warm and elegant atmosphere. The current owners have tastefully refitted the kitchen, which now boasts sleek cabinetry, integrated appliances, a breakfast bar and ample workspace. It flows directly out to the garden, making it a pleasure for both every-day cooking and entertaining guests. To the first floor, you will find two generous double bedrooms, each filled with natural light and offering plenty of space for storage and relaxation. The family bathroom has also been thoughtfully updated to a high standard, featuring a modern suite and stylish tiling that complements the property's character. Stairs rise again to a further double bedroom.

Externally, the walled South-facing rear garden makes the most of the sun throughout the day and has been tastefully landscaped to provide an easy to maintain area, that is ideal for relaxing and entertaining. Side access leads you to the front of the house.

Throughout the house, you will notice carefully preserved period details, including ornate corning, exposed floorboards and traditional panelled doors, all of which add to the sense of history and charm. This beautiful home is situated within walking distance from Kings Langley train station, providing excellent transport links for commuters, and is within easy reach of local shops, cafes and schools, making day-to-day living both convenient and enjoyable.

Viewing is highly recommended to fully appreciate the blend of Victorian elegance and modern living on offer in this immaculately presented property.



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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 approximately two miles distance.

- Victorian Character Property
- Central High Street Location
- Character Features Throughout
- 3 Double Bedrooms
- Tastefully Refitted Kitchen And Bathroom
- Open-Plan Living And Dining Room
- South-Facing Walled Rear Garden
- Walking Distance To Kings Langley Train Station





General Information

EPC - Energy Efficiency Rating: E

Council Tax Band: D

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.

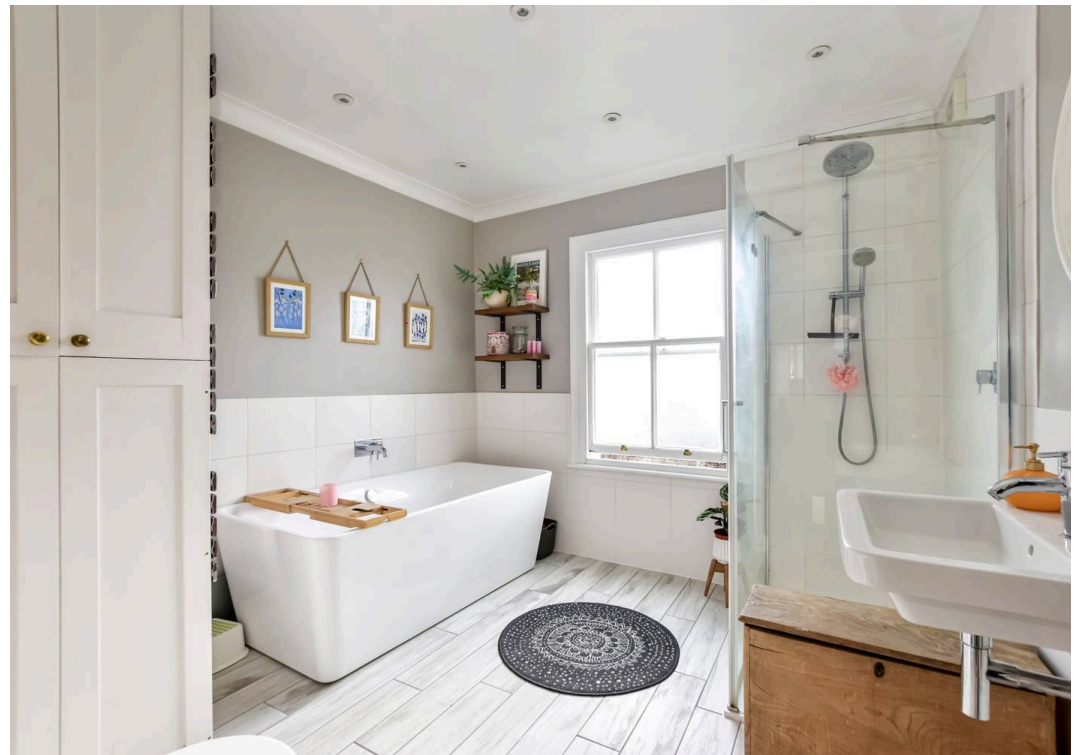
For broadband and mobile speeds see:

<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.

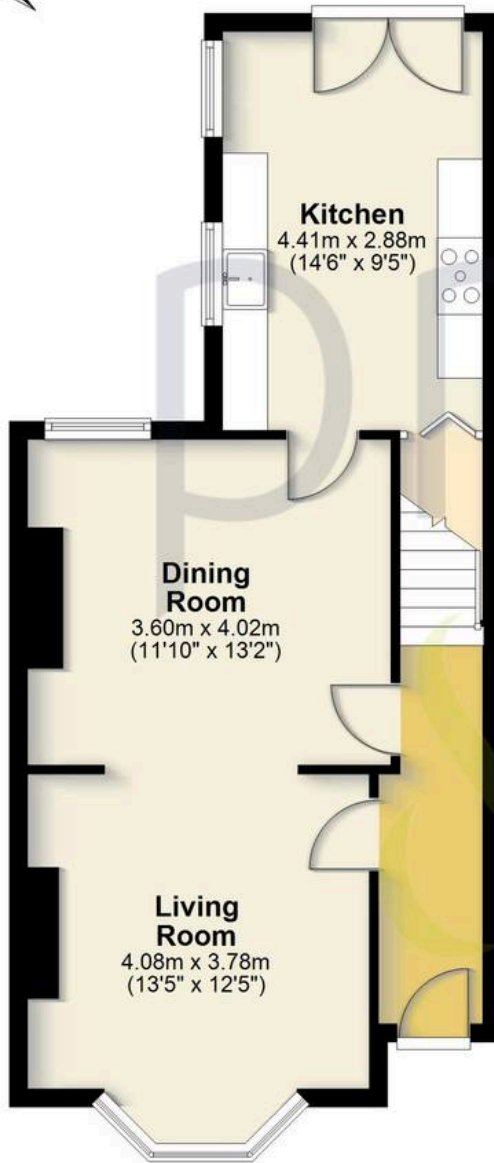






Ground Floor

Approx. 48.5 sq. metres (522.4 sq. feet)



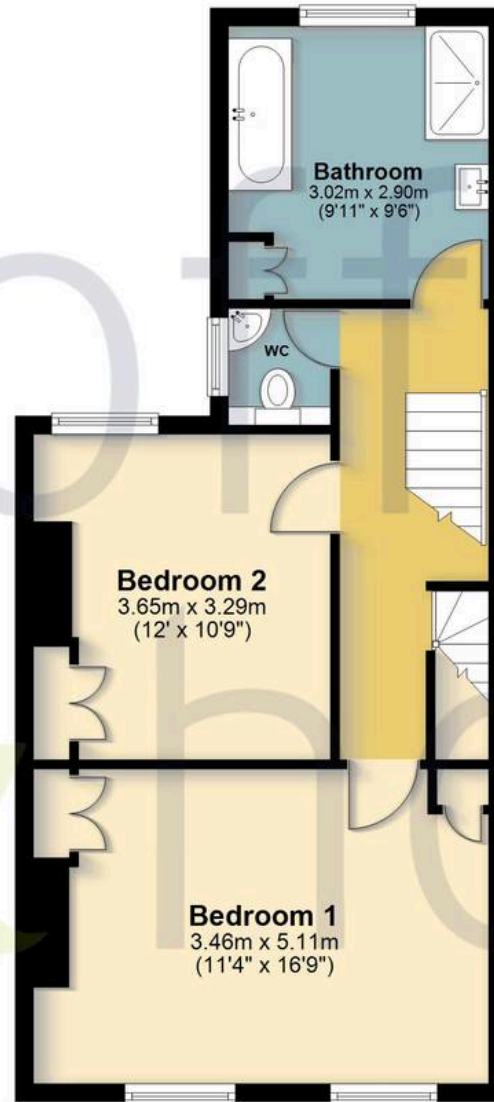
Kitchen
4.41m x 2.88m
(14'6" x 9'5")

Dining Room
3.60m x 4.02m
(11'10" x 13'2")

Living Room
4.08m x 3.78m
(13'5" x 12'5")

First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Bathroom
3.02m x 2.90m
(9'11" x 9'6")

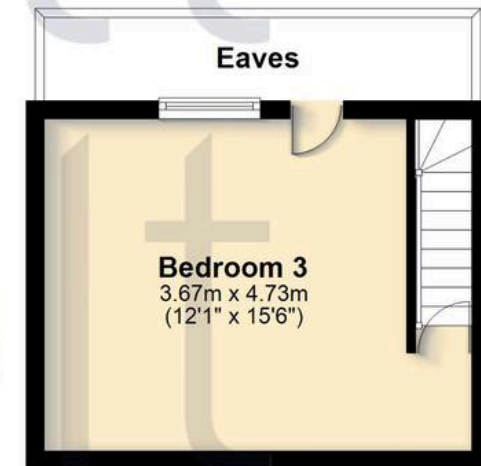
WC

Bedroom 2
3.65m x 3.29m
(12' x 10'9")

Bedroom 1
3.46m x 5.11m
(11'4" x 16'9")

Second Floor

Approx. 17.4 sq. metres (186.8 sq. feet)



Eaves

Bedroom 3
3.67m x 4.73m
(12'1" x 15'6")

Total area: approx. 115.8 sq. metres (1246.0 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

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