



**Balmoral Road, Abbots Langley, WD5 0ST**

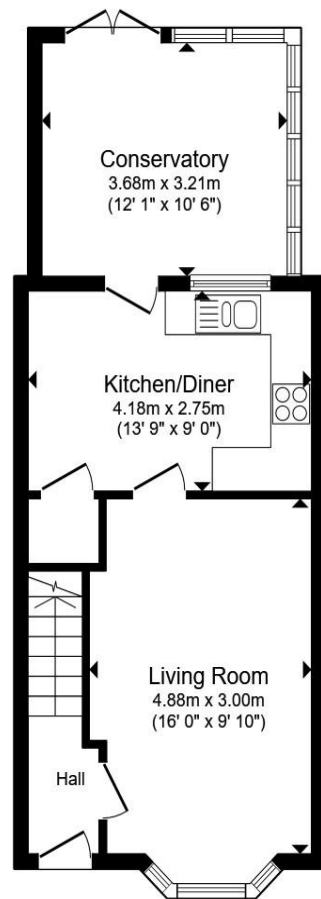


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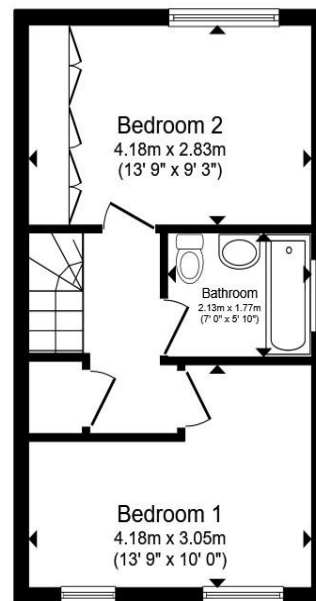
## **Balmoral Road, Abbots Langley**

A beautifully maintained two-bedroom end-of-terrace home set in a quiet Balmoral Road cul-de-sac, offering a spacious lounge, modern kitchen/diner, conservatory opening onto a south-east facing garden, driveway for two cars with EV charger, and excellent access to Leavesden Country Park.





**Ground Floor**



**First Floor**

## Entrance

## Lounge

16' x 9' 10" ( 4.88m x 3.00m )

## Kitchen/Diner

13' 9" x 9' ( 4.19m x 2.74m )

## Conservatory

12' 1" x 10' 6" ( 3.68m x 3.20m )

## Bedroom 1

13' 9" x 10' ( 4.19m x 3.05m )

## Bedroom 2

13' 9" x 9' 3" ( 4.19m x 2.82m )

## Bathroom

7' x 5' 10" ( 2.13m x 1.78m )

Total floor area 77.6 m<sup>2</sup> (835 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Balmoral Road, Abbots Langley

- 2-Bedroom End-Terraced House
- Driveway with Integrated EV Charging Point
- Bright and Spacious Conservatory
- South-East Facing Rear Garden
- Peaceful Cul-de-Sac Location

Tenure: Freehold EPC Rating: C

Council Tax Band: E

**£490,000**



Please note the marker reflects the  
postcode not the actual property

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