Coniston Road, Kings Langley

In Excess of **£1,100,000**

proffitt & holt

Coniston Road

Kings Langley

Offered to the market with no upper chain is this impressive four/five bedroom detached home which is brimming with 1930's character features. Situated within a short walk of local Primary and Secondary schools, this spacious property is perfect for family living and provides a flexible layout that can easily adapt to your needs.

The accommodation itself is thoughtfully arranged, with a welcoming entrance hall that leads into a bright and airy open plan kitchen and living area. Positioned at the rear of the house, leading straight out to the garden, this makes a wonderful space for both entertaining and every-day family life. The kitchen is fitted in a classic shaker design with quartz worktops and offers ample storage and generous worktop space, seamlessly flowing into the dining and lounge areas, all enhanced by large windows that fill the space with natural light. Front of house also has a living room.

Currently boasting four well-proportioned bedrooms, the property used to be laid out with five bedrooms and could be easily changed back with the addition of a stud wall. The bedrooms are all generous in size and are serviced by two separate bathrooms, while a convenient downstairs cloakroom adds further practicality. For those seeking additional space, the two garden studios provide an ideal solution for a home office, gym or creative retreat, offering endless possibilities for their use.

The home also boasts a spacious driveway, providing ample off-road parking, and an oversized single garage that offers further storage or workshop potential. Throughout, the property has been lovingly maintained, blending its original features with modern comforts, including a 3kw solar panel system to create a truly special home.

Coniston Road

Kings Langley

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively.

For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- No Upper Chain
- Detached 4/5 Bedroom Home
- Short Walk To Local Schools
- 2 Garden Studios
- Large Garden With Allotment
- 1930's Character Features Throughout
- Driveway Plus Oversized Single Garage
- Open Plan Kitchen/Living
- 3kw Solar Panel System

General Information

Council Tax Band: G

EPC - Energy Efficiency Rating: C

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:

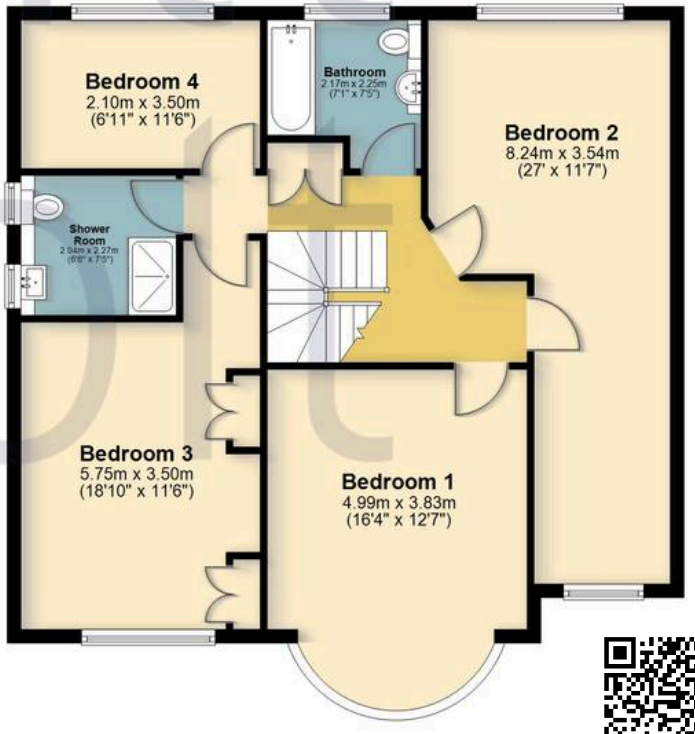
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

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

Ground Floor
Approx. 148.6 sq. metres (1599.7 sq. feet)

First Floor
Approx. 83.8 sq. metres (901.9 sq. feet)



Total area: approx. 232.4 sq. metres (2501.6 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS