



Tibbs Hill Road, Abbots Langley

In Excess of £400,000

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& holt





Tibbs Hill Road

Abbots Langley

A comfortable four-bedroom mid-terraced family home, offered to the market with no upper chain and ideally situated just a short walk from Abbots Langley High Street and reputable local schools.

The accommodation itself is spacious and has been thoughtfully redecorated throughout, creating a fresh and inviting atmosphere from the moment you step inside. The ground floor boasts a welcoming entrance hall that leads seamlessly into an impressive open-plan living and dining area, perfect for modern family life and entertaining guests. The kitchen is well-appointed with ample storage and workspace, making it both practical and stylish.

Upstairs, you will find four bedrooms, each offering generous proportions and plenty of natural light, providing flexible options for families, home working or guest accommodation. The principal bedroom is particularly spacious. There is also a fully boarded and part converted loft space, complete with velux window.

Throughout the property, the sense of space and light is enhanced by large windows and a well-considered layout, ensuring every room feels welcoming and comfortable.

Externally, the rear garden is a welcoming space, with 2 separate patio areas, designed to make the most of the sun, as well as a neat lawned area and multiple summerhouses.



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

- No Upper Chain
- Short Walk To Abbots Langley High Street And Schools
- Spacious Open-Plan Accommodation
- 4 Bedrooms
- Rear Garden With Patio And Lawned Areas
- Redecorated Throughout
- Generous Sized Family Home





General Information

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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.







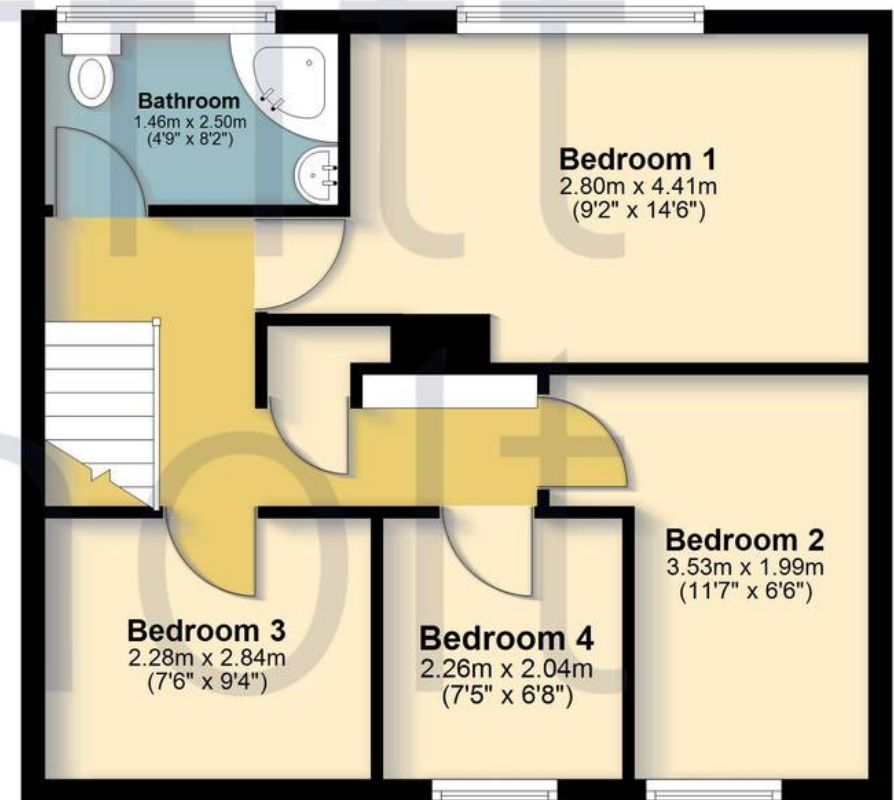
Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



Total area: approx. 84.8 sq. metres (913.2 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

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

