



Cardiff Way, Abbots Langley

In Excess of £1,000,000

proffitt
& holt





Cardiff Way

Abbots Langley



Situated within a peaceful cul-de-sac on the doorstep of the beautiful Leavesden Country Park, which boasts a café, play area and hosts a weekly parkrun. This exceptional four-bedroom detached family home has been extensively renovated to an outstanding specification, creating a stylish and contemporary residence perfectly suited to modern family living. The property immediately impresses with its spacious and thoughtfully designed accommodation. At the heart of the home is a stunning open-plan kitchen/dining room, beautifully appointed with sleek contemporary cabinetry, high-quality integrated appliances, and generous space for both everyday living and entertaining. Flooded with natural light, this superb room provides the ideal hub for family life. Complementing the kitchen is a substantial dual-aspect living room, offering an elegant yet comfortable space to relax, while a separate study provides the perfect home office or playroom. Practicality has also been carefully considered, with a utility room, downstairs cloakroom, and excellent storage throughout. Upstairs, the impressive principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room, creating a wonderful private retreat. Three further well-proportioned bedrooms – all with built-in storage – are served by a beautifully finished family bathroom, offering flexible accommodation for growing families or visiting guests. Externally, the property enjoys a generous driveway providing ample off-street parking. Additionally, there is a spacious double garage which could be converted to create a gym space, games room or further living space if required (STPP). The rear garden offers an excellent outdoor space for entertaining, children's play, or simply enjoying the peaceful surroundings.

Ideally positioned in one of the area's most desirable residential locations, the property enjoys direct access to the picturesque surroundings of Leavesden Country Park while remaining conveniently close to highly regarded schools, local amenities, and excellent transport links. Combining contemporary design, exceptional finish, and an enviable location, this outstanding home presents a rare opportunity for families seeking a property that is ready to move straight into. Early viewing is highly recommended.



Cardiff Way

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.

- Renovated Throughout To A High Specification
- Sleek Contemporary Open-Plan Kitchen/Diner
- Double Garage Plus Spacious Driveway
- Study
- Utility Room Plus Downstairs W/C
- Master Bedroom With Fitted Wardrobes And Luxury En-Suite
- Large Dual Aspect Living Room
- Popular Quiet Cul-De-Sac Bordering Leavesden Country Park
- Located Close To Good Schools





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: G

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

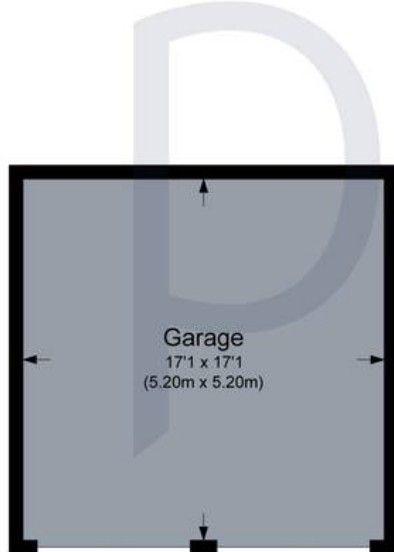
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







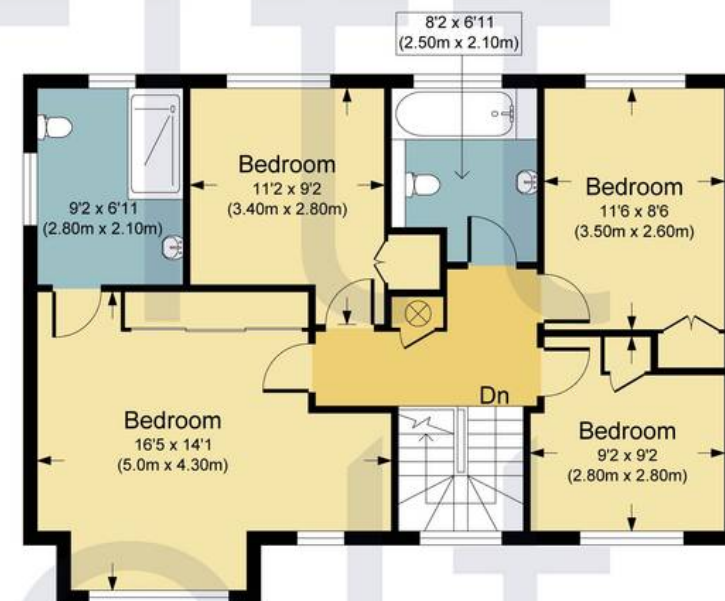




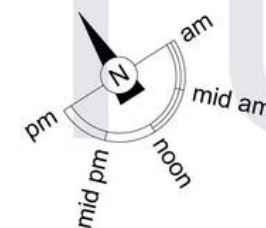
Garage



Ground Floor



First Floor



CARDIFF WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1819.10 SQ FT / 169.0 SQ M. INC. GARAGE

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