



Tibbs Hill Road, Abbots Langley  
£695,000

proffitt  
& holt





## Tibbs Hill Road

Abbots Langley



An immaculately presented four-bedroom, two-bathroom semi-detached house which has been extensively extended and remodelled by the current owners. Offering a harmonious blend of modern living and versatile family accommodation arranged over 3 floors.

Stepping in through the spacious porch, the ground floor welcomes you with a bright entrance hallway featuring contemporary wood-effect flooring and leads to a spacious open plan living and dining area, where large windows and decorative fireplaces create a warm and inviting ambience. Double doors take you through to the heart of the home, which is an expansive kitchen and family room, boasting sleek modern units, integrated appliances, ample countertop space, and an abundance of natural light. French doors open directly onto the patio, seamlessly connecting indoor and outdoor living.

Upstairs, there are four well-proportioned bedrooms including a stunning master bedroom with en-suite positioned on the second floor and boasting with eaves storage and Velux windows. The property is further enhanced by a stylish and contemporary family bathroom, featuring a luxurious walk-in shower, heated towel rail, a modern bath and sleek vanity unit.

Externally, the property excels, with a wonderful rear garden with a charming pergola that provides an idyllic setting for al fresco dining and entertaining. Measuring in excess of 100ft, it's made up of a large patio area, manicured lawn and established borders. Additionally, there is an outbuilding which is ideal for those who work from home or need a dedicated fitness space. There is also a further outbuilding which has been converted to a utility room, adding further practicality. Whilst to the front ample off-road parking is provided by a generous driveway and a well-maintained brick facade with a modern front door, ensuring excellent kerb appeal.

Viewing is highly recommended to fully appreciate the space, style, and outstanding features this exceptional family home has to offer.



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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.

Getting into London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

- Short walk to Abbots Langley High Street and schools
- Spacious open plan kitchen and family room
- Modern kitchen with integrated appliances
- Four comfortable bedrooms
- Two stylish modern bathrooms
- Garden office or gym
- Spacious landscaped garden with pergola and patio
- French doors leading to garden
- Off-road parking with spacious driveway





## General Information

EPC - Energy Efficiency Rating: D

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.





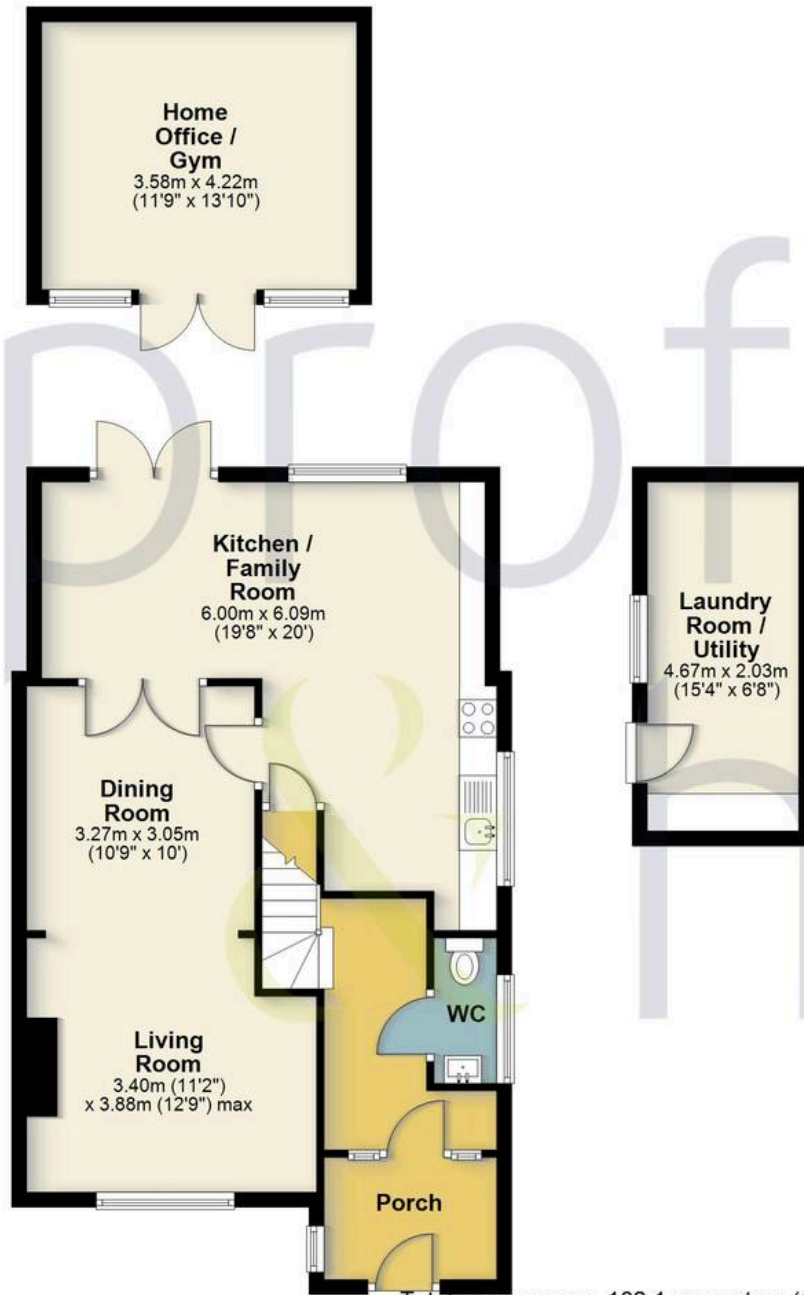






### Ground Floor

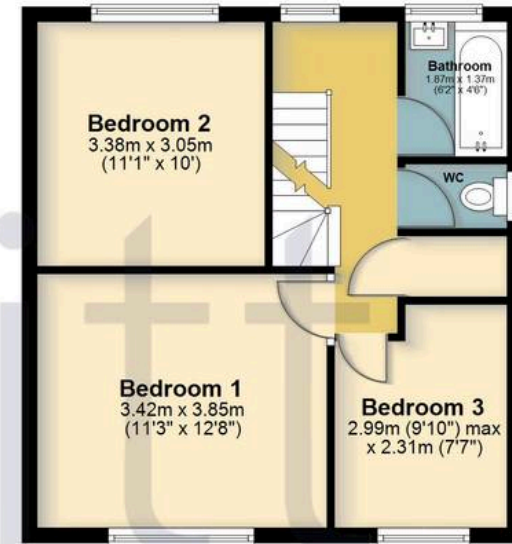
Approx. 86.0 sq. metres (926.1 sq. feet)



Total area: approx. 162.1 sq. metres (1744.7 sq. feet)

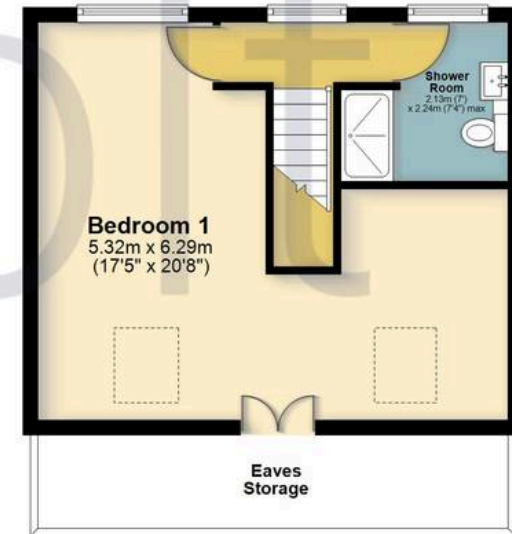
### First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



### Second Floor

Approx. 33.1 sq. metres (356.0 sq. feet)  
(excluding Eaves Storage)



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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