



Toms Lane, Kings Langley

Guide Price £675,000

proffitt  
& holt







## Toms Lane

### Kings Langley

Proffitt and Holt are delighted to offer to the market this three bedroom detached bungalow located on the highly sought after Toms Lane in Kings Langley. The property is offered to the market with NO UPPER CHAIN and offers a wealth of potential (stpp).

The internal accommodation comprises entrance porch, entrance hall, living/dining room, conservatory, kitchen, downstairs bathroom, and three well-proportioned bedrooms (one on the first floor with en suite wc). Externally, the property excels with driveway parking to the front, a double length garage and a generous and private garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.







## Toms Lane

### 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. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO UPPER CHAIN
- Three Bedrooms
- Sought After Location
- Excellent Potential to Improve/Extend (stpp)
- Generous Garden
- Detached Bungalow







## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

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

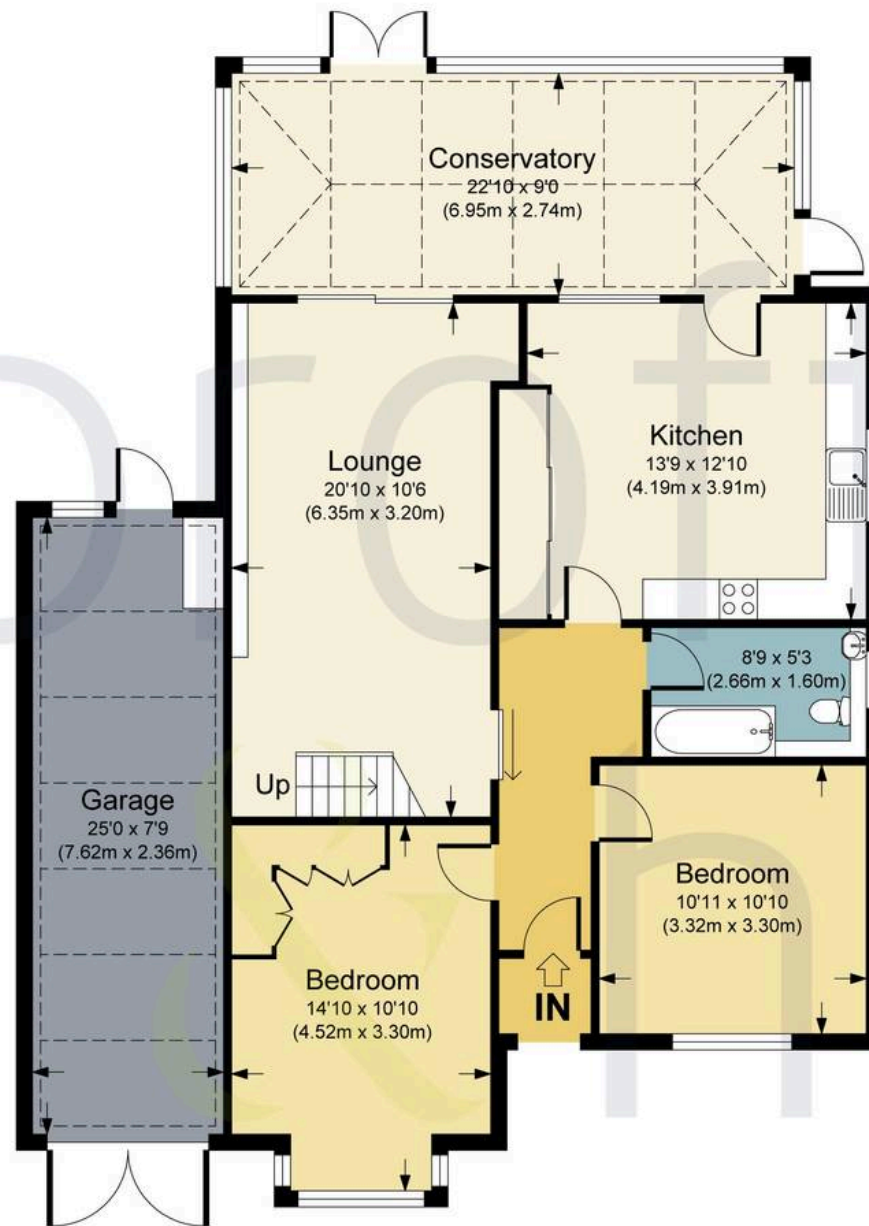
*For broadband and mobile speeds see;*

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









Ground Floor



First Floor

## TOMS LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1429 SQ FT / 132.79 SQ M.

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## Proffitt & Holt

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