

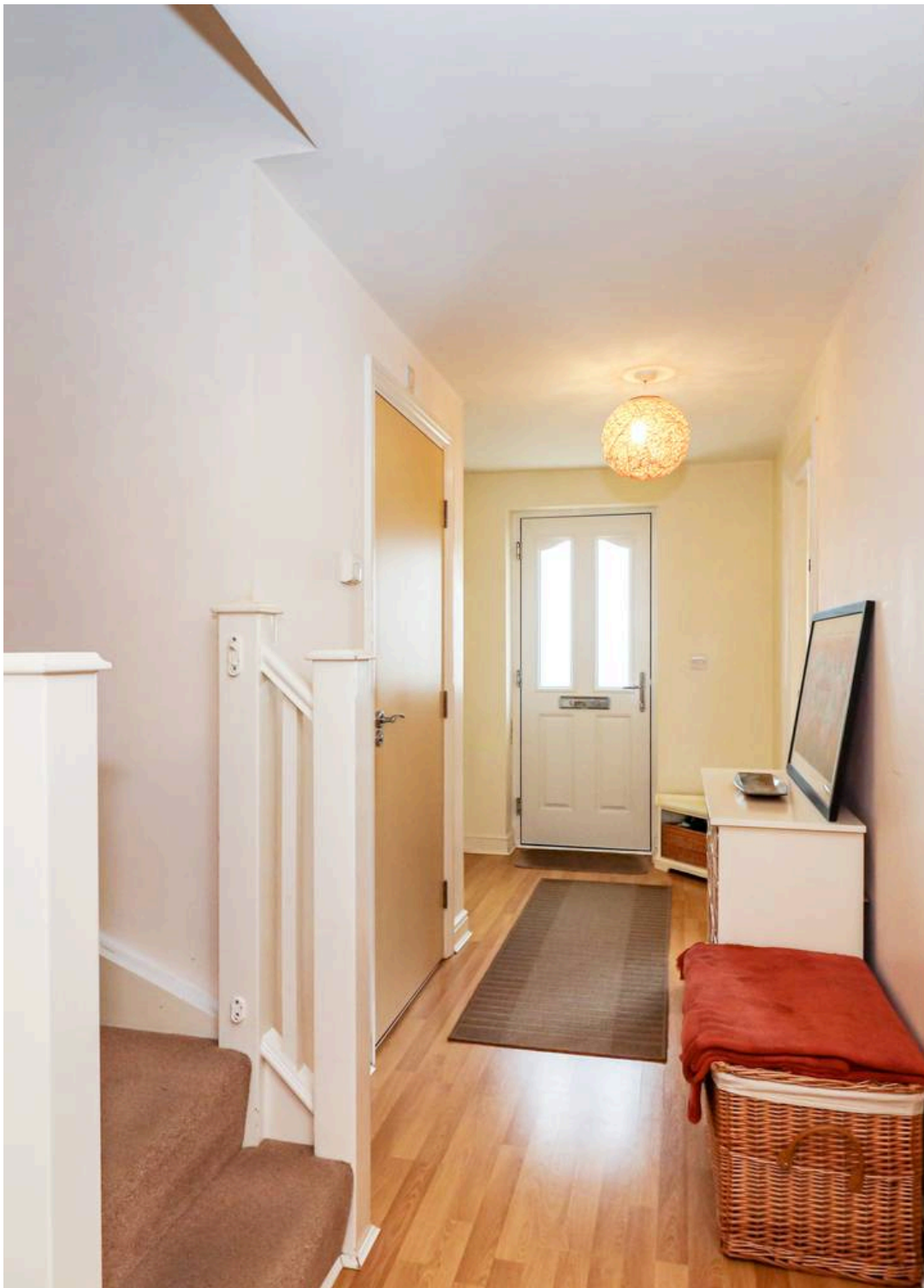


# Hemsley Road, Kings Langley

In Excess of £650,000

proffitt  
& holt





## Hemsley Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented and modern town house in the highly sought-after Ovaltine development - just a few minutes walk to Kings Langley train station, giving direct access to London Euston in approximately 25 minutes. The property offers both flexible and versatile accommodation set over three floors and is just a short walk from the picturesque Grand Union Canal and Kings Langley village.

Internally, the property comprises entrance hall, downstairs guest WC, fitted kitchen/diner, utility room and a generous reception room to the rear, with direct access out to the rear garden. To the first floor there are two well proportioned bedrooms, a spacious living room (with balcony) and a well appointed family bathroom suite. The top floor boasts a further two double bedrooms both benefitting from their own en-suites.

Externally, the property boasts allocated parking for two vehicles to the front, whilst the rear, the garden benefits from a pergola and spacious decked seating area - ideal for entertaining. The remainder of the garden is low maintenance and mainly laid to lawn.

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



## Hemsley Road

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively.

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

- Four Bedrooms
- Town House
- Set Over Three Floors
- Walking Distance to Station
- Sought After Kings Langley Location
- Versatile Accommodation
- Two Allocated Parking Spaces
- Well Presented
- NO UPPER CHAIN





## General Information

Council Tax Band: F

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:

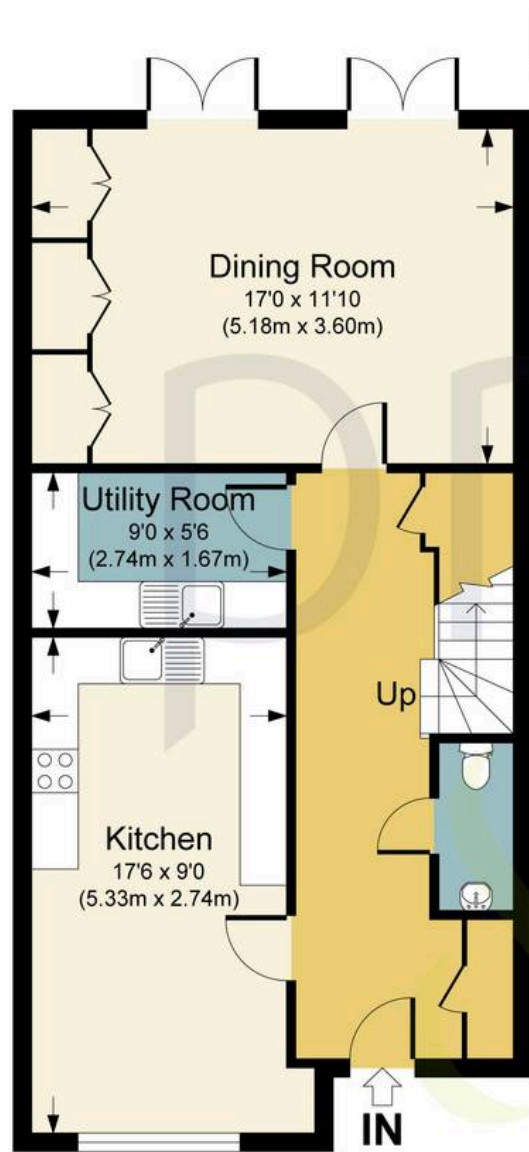
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

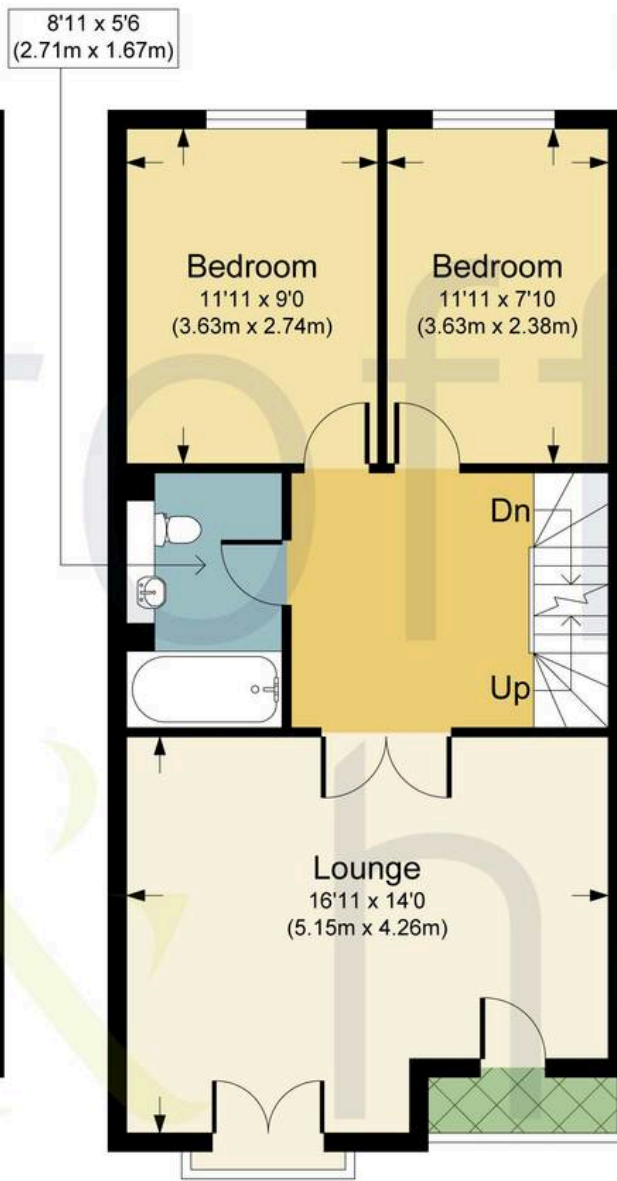
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



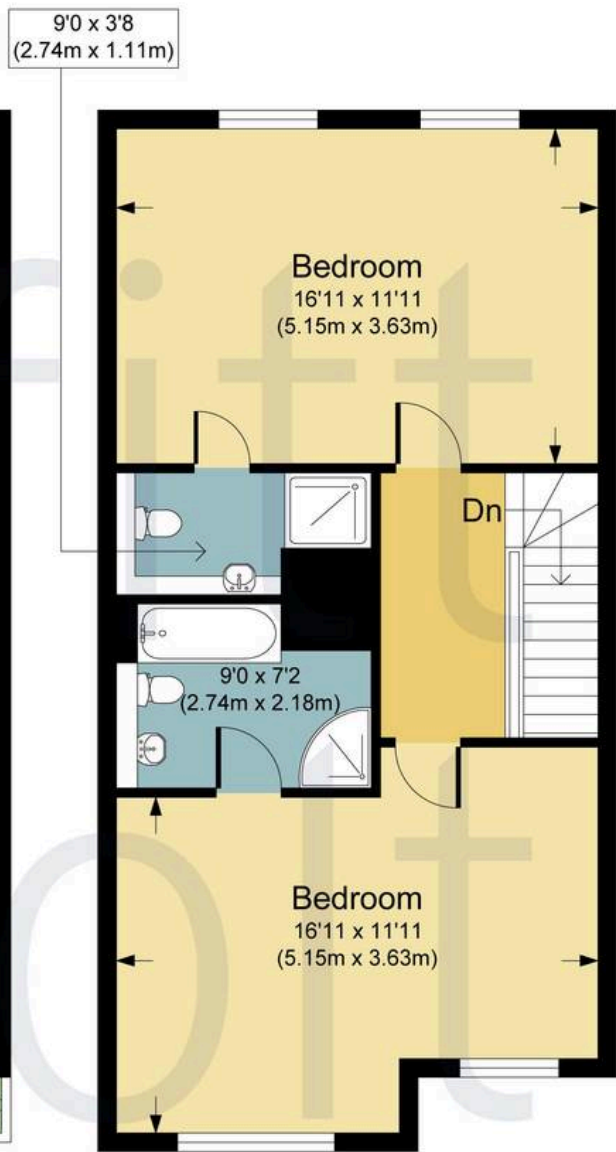




Ground Floor



First Floor

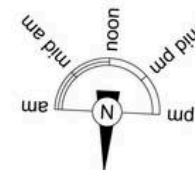


Second Floor

HEMSLEY ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1751.28 SQ FT / 162.70 SQ M.

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# Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [stlangleys@proffitt-holt.co.uk](mailto:stlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

