



**Stewart Close, Abbots Langley**

Guide Price £450,000

**proffitt  
& holt**





## **Stewart Close**

Abbots Langley

Proffitt and Holt are delighted to offer to the market this attractive two double bedroom modern home, situated within a quiet no through road, close to local shops and a short stroll from Leavesden Country Park.

Internally, the property has been thoughtfully updated to a high standard and comprises entrance hall, re fitted kitchen, downstairs wc, and an open plan living/dining room with doors out - to the ground floor. To the first floor there are two well proportioned bedrooms and a re fitted family bathroom.

Externally, the property excels with allocated parking for two vehicles to the front, whilst to the rear, the garden is both private and low maintenance, being most laid with artificial lawn and also boasting a paved patio seating area - ideal for entertaining.

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

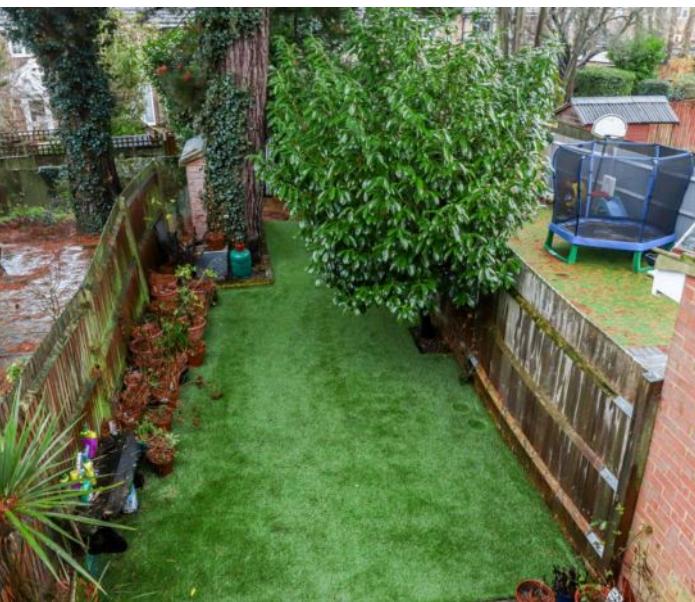
Tenure: Freehold

EPC – EER: C

Council Tax Band: D

Three Rivers District Council





## Stewart Close

Abbots Langley



The award-winning Leavesden Country Park is just a short walk and covers an area of over 27 hectares and consists of walking/biking paths, a football pitch, wildlife areas, tennis courts, a children's play area and an outdoor gym for adults. For the commuter - both Kings Langley and Watford Junction mainline stations provide services to London-Euston, Midlands, North and Northwest. Junction 20 of the M25 and Junction 6 of the M1 are approximately two miles distance. 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.

- Two Bedrooms
- Freehold
- Allocated Parking for Two Vehicles
- Re Fitted Kitchen
- Private Rear Garden
- Open Plan Living/Dining Room
- Sought After Location



**For broadband and mobile speeds see:**

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

## General Information

### Services

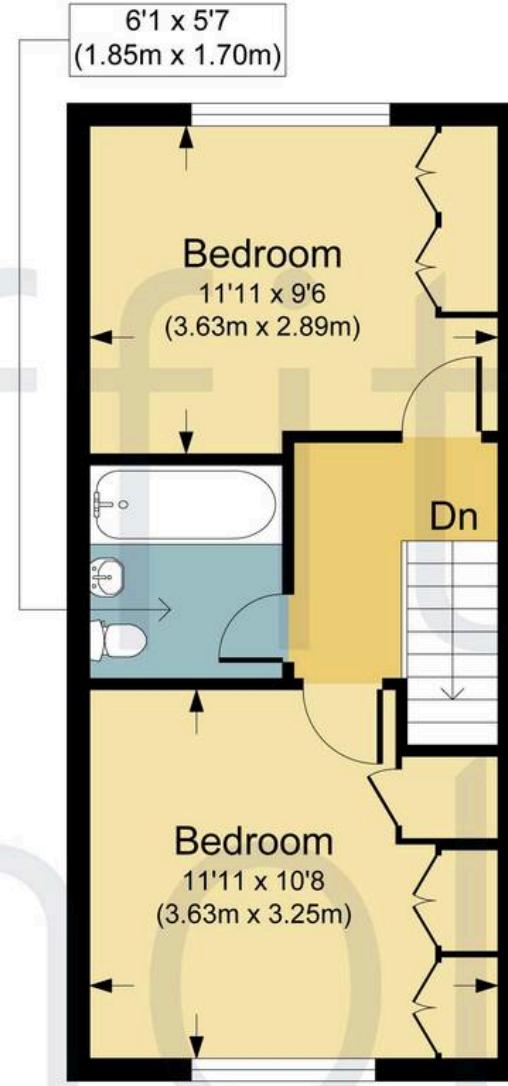
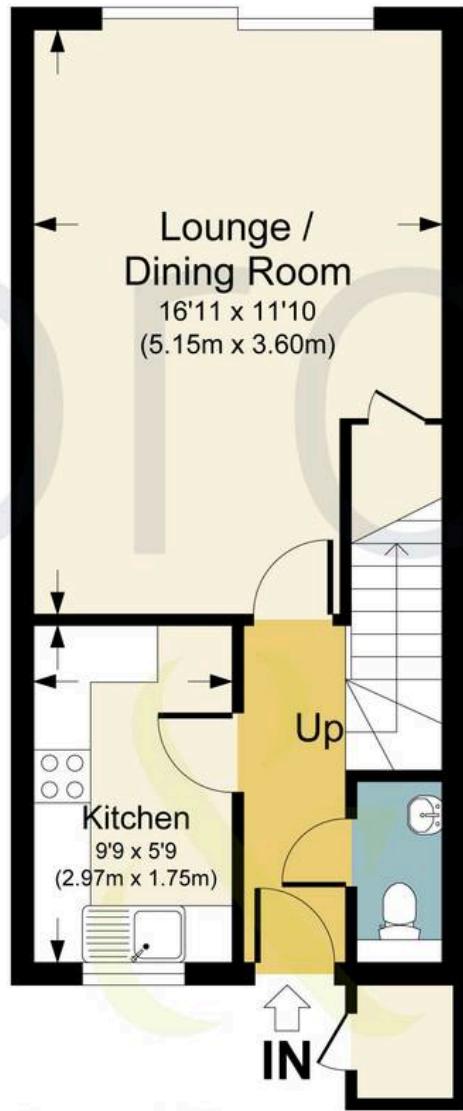
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

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



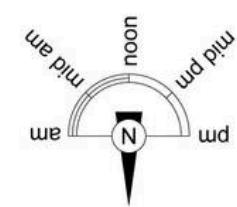




First Floor

STEWART CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 647.77 SQ FT / 60.18 SQ M  
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## Proffitt & Holt

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