



Berkeley Close, Abbots Langley

In Excess of £300,000

proffitt





Berkeley Close

Abbots Langley



We are delighted to introduce this charming one bedroom cluster house, perfectly positioned in a popular village location and offering an ideal opportunity for first time buyers or those seeking a smart investment. With the added benefit of no upper chain, this property is ready for you to move straight in and make it your own.

Step inside and you are welcomed by a bright and airy open plan living and dining space, thoughtfully designed to maximise both comfort and functionality. The layout flows seamlessly, creating a sociable setting that is perfect for relaxing evenings or entertaining friends. The modern kitchen is neatly tucked away yet open to the living area, making every-day living both practical and enjoyable. The bedroom is a generous size and provides a peaceful retreat, while the bathroom is well presented and features contemporary fittings.

Throughout the home, you will find a number of useful storage spaces, ensuring there is plenty of room to keep everything organised and tidy. Outside at the rear, again, there is a useful storage cupboard. To the front of the property there is a low maintenance garden to enjoy. Allocated parking is included for your convenience, taking the stress out of daily life. This property also benefits from excellent motorway and transport links, making commuting or exploring the surrounding area incredibly easy. Whether you are stepping onto the property ladder for the first time or looking for a low-maintenance home in a sought-after area, this delightful cluster house offers a wonderful blend of comfort, practicality and location.

Viewing is highly recommended to fully appreciate all that this home has to offer.



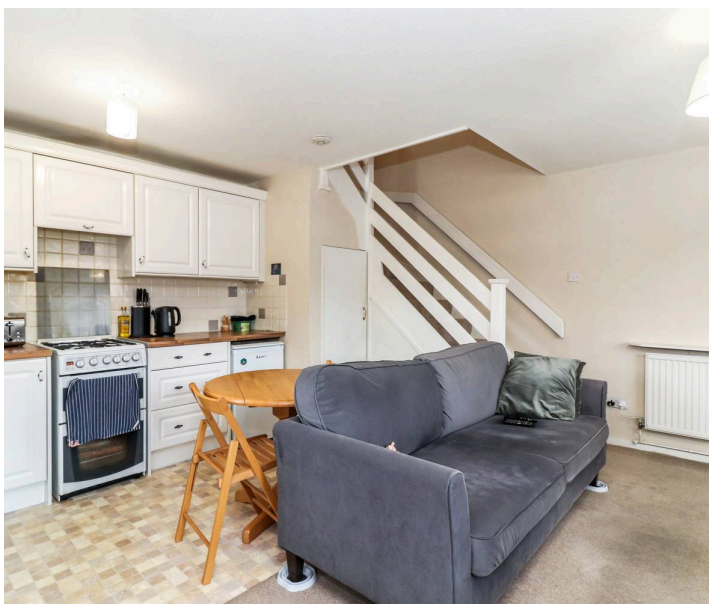
Berkeley Close

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 a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles

- One Bedroom Cluster House
- Entrance Porch
- Ideal First Time Buyer opportunity
- No Upper Chain
- Popular Village Location
- Allocated Parking
- Open Plan Living/Dining Space
- Useful Storage Spaces
- Excellent Motorway and Transport Links
- Low Maintenance Garden





General Information

EPC – Energy Efficiency Rating: C

Council Tax Band: 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.

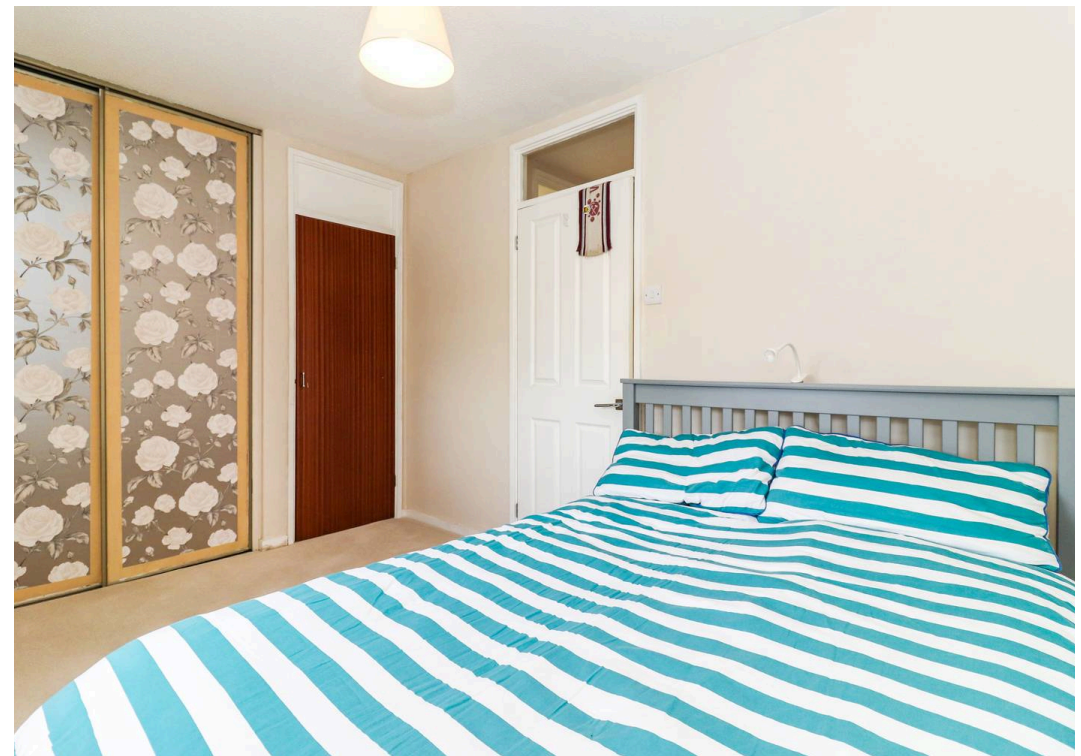
For broadband and mobile speeds see:

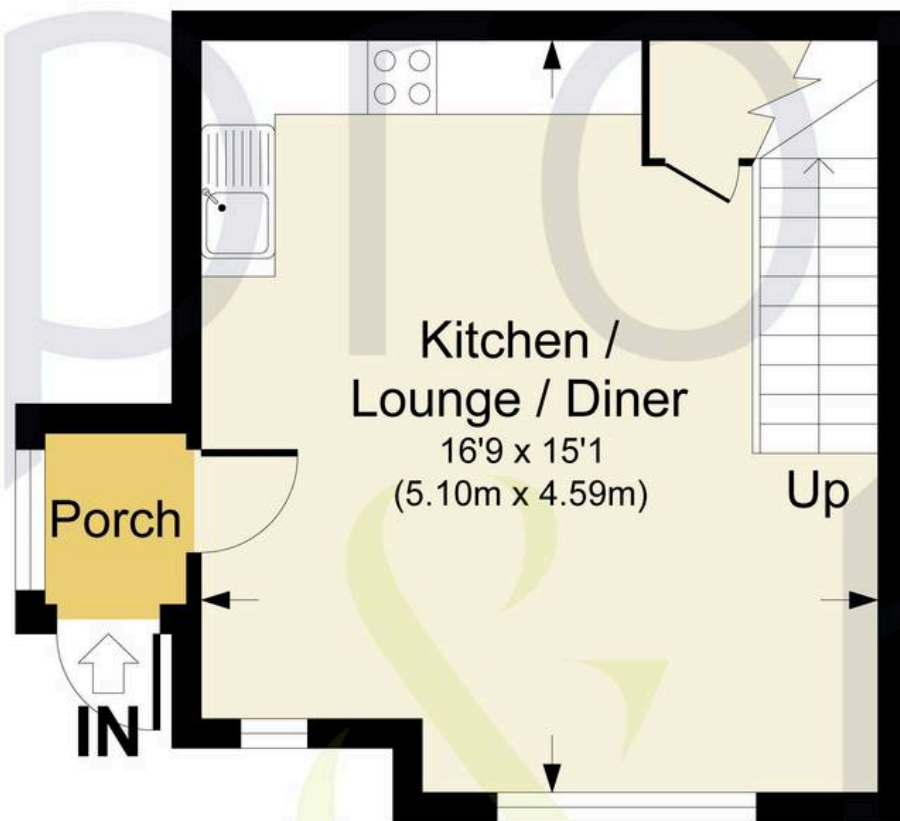
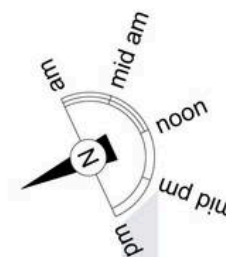
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

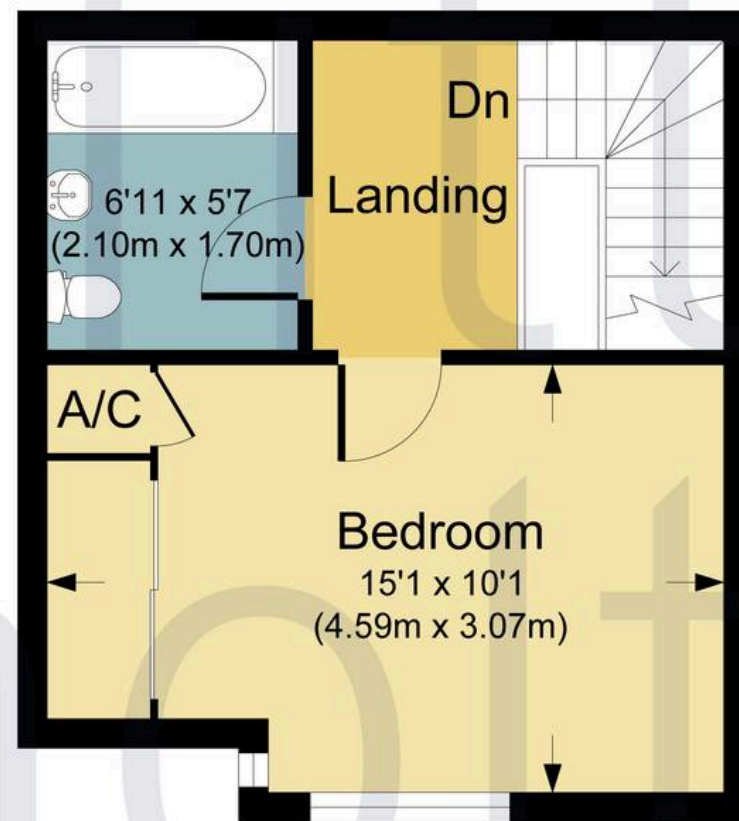
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

BERKELEY CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 501.06 SQ FT / 46.55 SQ M.

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Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

