



Margaret Close, Abbots Langley

In Excess of £575,000

proffitt
& holt





Margaret Close

Abbots Langley

Occupying a particularly pleasant position backing directly onto open fields, this four bedroom link-detached house offers spacious and versatile family accommodation, a large driveway, attached garage and a private rear garden enjoying lovely open views.

The ground floor features a generous lounge/dining room, separate kitchen, study and downstairs guest cloakroom, while upstairs are four well-proportioned bedrooms and a family bathroom.

To the front, there is a large block-paved driveway providing plenty of off-road parking, together with the attached garage. The private rear garden is a real highlight, backing directly onto fields and enjoying a lovely open aspect and far-reaching views.

The property is also offered for sale with no upper chain, making this an appealing option for buyers looking for a family home in a peaceful position with excellent outside space and a particularly attractive outlook.



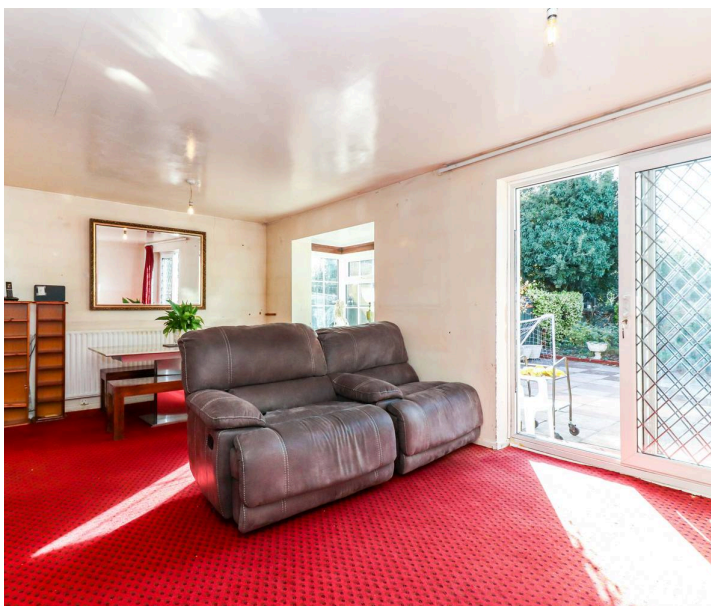


Margaret Close

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.



- Link-Detached House
- Four Bedrooms
- Garage
- Large Driveway
- Private Garden Backing Open Fields
- Sought-After Location
- No Upper Chain
- Ground Floor Guest WC





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: E

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:

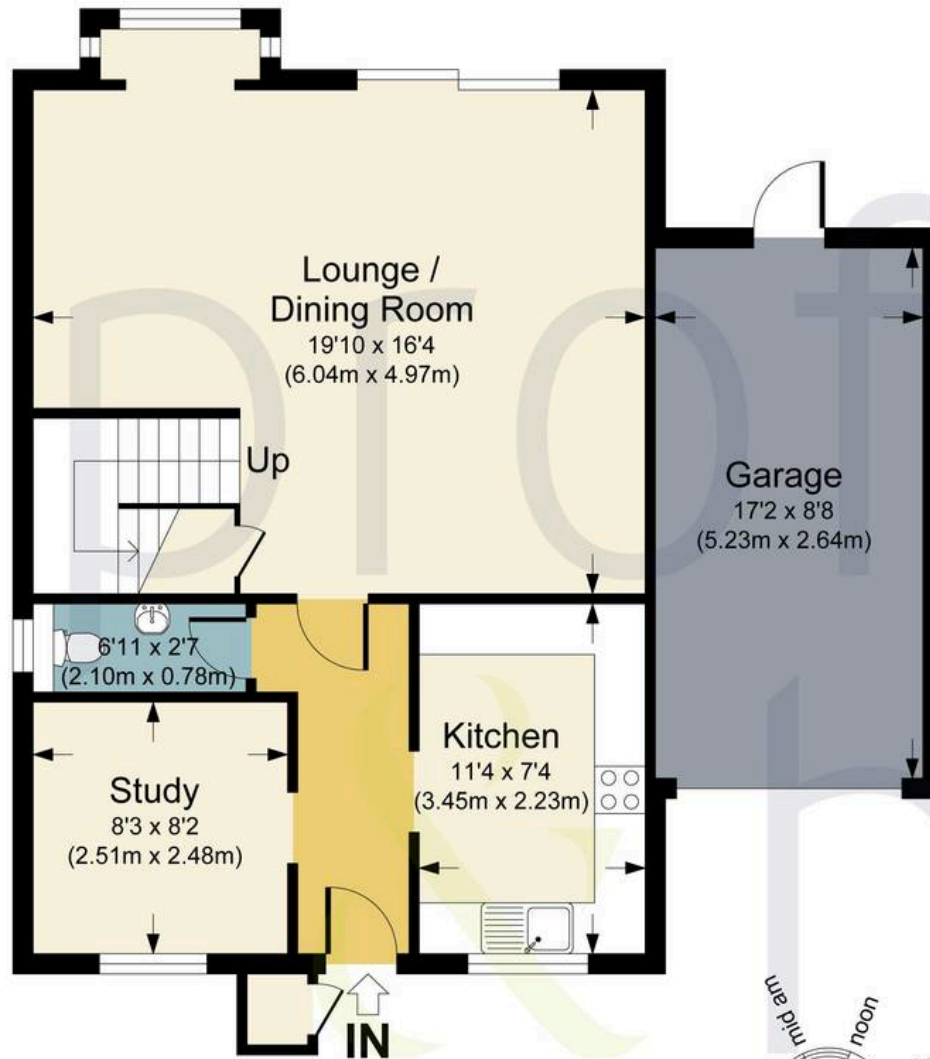
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

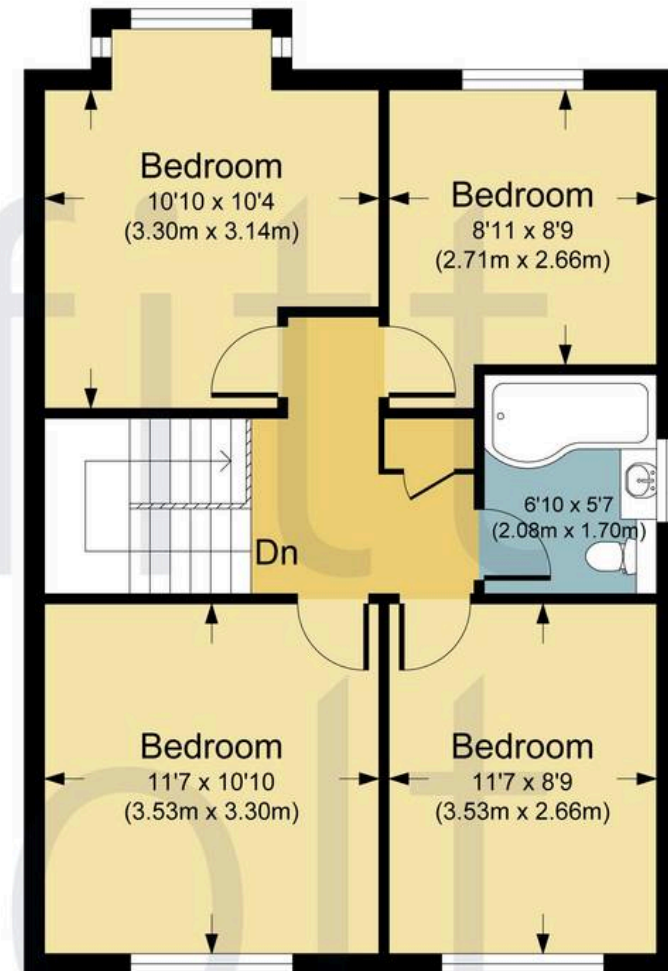
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



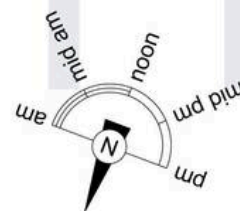




Ground Floor



First Floor



MARGARET CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1288.33 SQ FT / 119.69 SQ M. INC. GARAGE

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