



Coniston Road, Kings Langley

Guide Price £750,000

proffitt  
& holt





## Coniston Road

Kings Langley



**Proffitt and Holt** are delighted to present this spacious and highly versatile four/five-bedroom semi-detached family home, ideally situated within a sought-after residential location and within close proximity to highly regarded local schooling. Offering generous and well-balanced accommodation across two floors, this impressive property is perfectly suited to modern family living and entertaining.

The ground floor provides a variety of flexible living spaces to suit a range of lifestyles. A cosy sitting room offers the perfect space for use as a television room, study, or hobby area. The re fitted kitchen/breakfast room features an extensive range of wall and base units with integrated appliances, along with space for an American-style fridge/freezer and direct access to the rear garden. Adjacent to the kitchen is a spacious and practical living room, ideal for relaxed family gatherings, while a formal dining room with patio doors opening onto the garden provides a wonderful setting for entertaining.

To the first floor, the property offers five well-proportioned bedrooms, including four generous double bedrooms, with the fifth room currently utilised as a home office. The family bathroom is spacious and well-appointed, complemented by a separate shower room for added convenience.

Externally, the property benefits from a generous rear garden with a patio seating area and a sunny southerly aspect, making it ideal for outdoor living and entertaining. To the front, there is off-road parking for three to four vehicles.

This represents a fantastic opportunity to acquire a substantial and well-presented family home in a prime location. The property is within easy walking distance of the vibrant High Street, offering a range of independent shops, cafés, restaurants, and local amenities, as well as excellent transport links and well-regarded schools.

Contact **Proffitt and Holt** today to arrange your viewing appointment.



## Coniston Road

### Kings Langley

Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile. Regent Close is located in a great position in the village in a quiet cul-de-sac off Rectory Lane. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Four/Five Bedrooms
- Semi Detached
- Sought After Location
- Kitchen/Breakfast Room
- Walking Distance to Local Schools
- Close to Village High Street
- Excellent Transport Links
- Further Potential (STPP)
- Off Street Parking





## General Information Services

For broadband and mobile speeds see:

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

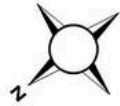
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

## Fixtures and Fittings

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

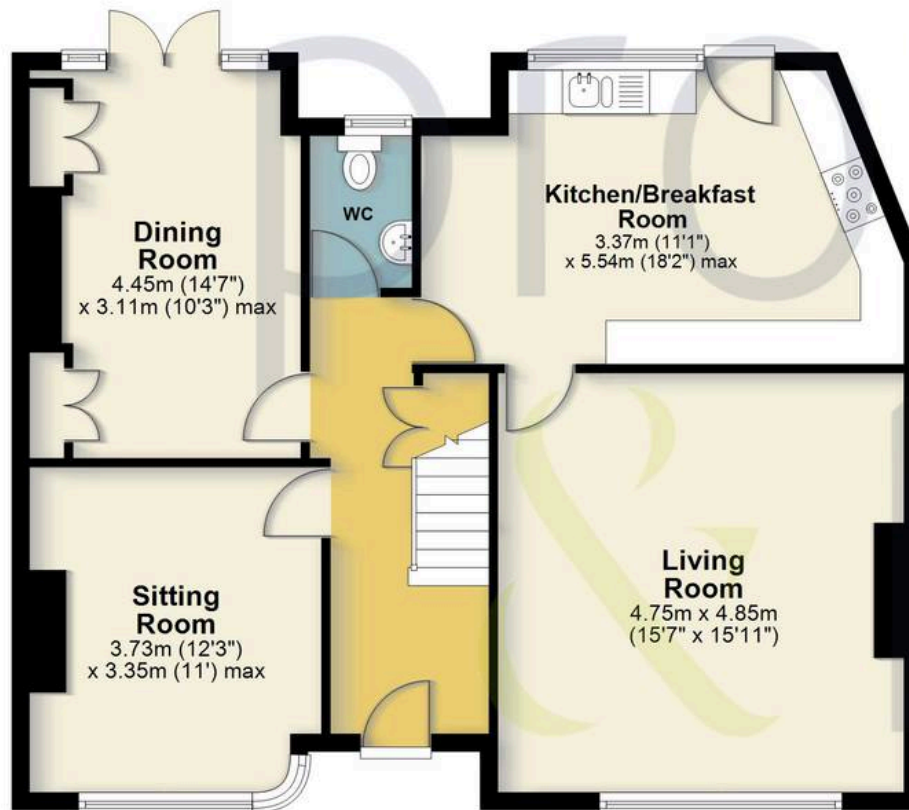






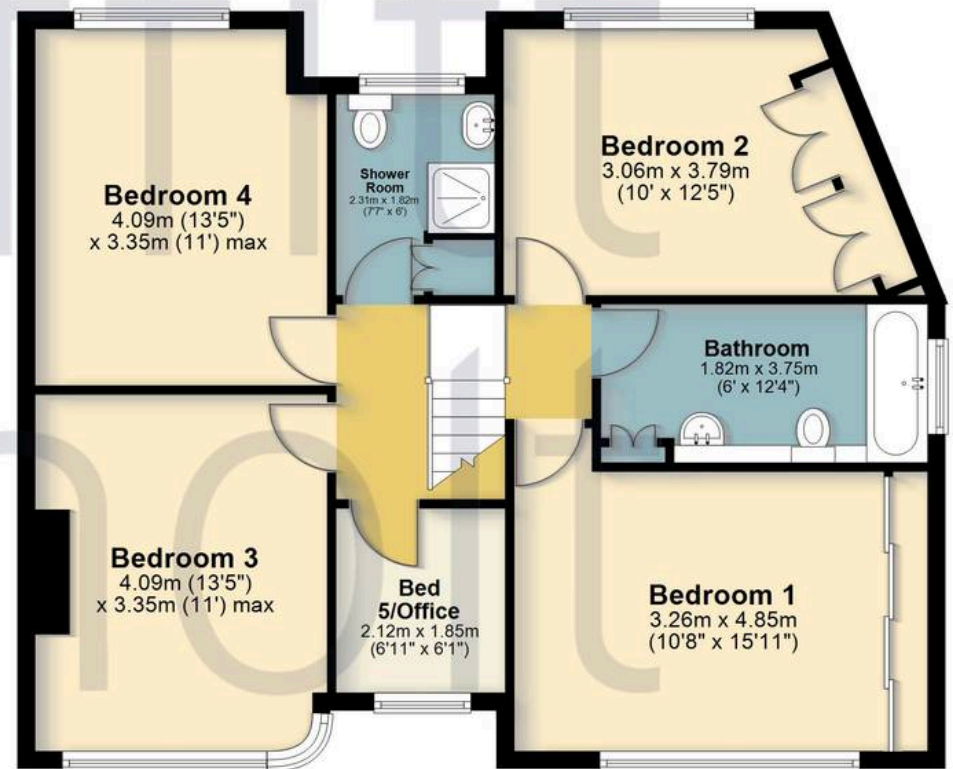
### Ground Floor

Approx. 79.3 sq. metres (853.2 sq. feet)



### First Floor

Approx. 79.4 sq. metres (854.8 sq. feet)



Total area: approx. 158.7 sq. metres (1708.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





# Proffitt & Holt

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