



Peacock Walk, Abbots Langley
£750,000

proffitt
& holt





Peacock Walk

Abbots Langley



A well presented four-bedroom detached family home, nestled within a popular and peaceful cul-de-sac and offered to the market with no upper chain. The accommodation itself is spacious and thoughtfully laid out, providing a superb setting for comfortable family living.

Upon entering, you are greeted by a welcoming hallway with guest WC that leads to a generous living room, perfect for relaxing or entertaining guests, and a semi-open open-plan dining area that offers flexibility. The well-appointed kitchen features ample storage and workspace, designed to meet the needs of a modern household. Additionally, there is a further reception room that leads out to the garden. Upstairs, the property boasts four well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room for added convenience. The additional bedrooms are served by a bright family bathroom, providing plenty of space for a growing family or visiting guests. Externally, the South-facing garden is a well proportioned and particularly private space, with large patio area, generous lawn and wooden shed. Side access leads you to the front of the house where there is a spacious driveway providing off-road parking for multiple vehicles (potential to create further parking) and access to a garage store.

The property also offers the exciting potential to extend (subject to planning permission), allowing you to tailor the space to suit your individual needs as requirements change. Practicality has not been overlooked. The location is enviable, just a short walk from local shops and highly regarded schools. Additionally, the property borders the beautiful Leavesden Country Park, which boasts a cafe, play area and hosts a weekly parkrun.

Viewing is highly recommended to appreciate the full potential and impressive features this detached home has to offer.



Peacock Walk

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 approximately three miles drive.

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

- Detached Family Home
- No Upper Chain
- Popular Quiet Cul-De-Sac
- Driveway For Multiple Vehicles
- En-Suite To Master Bedroom
- South-Facing Rear Garden
- Potential To Extend (STPP)
- Short Walk To Local Shops And Schools
- Borders The Beautiful Leavesden Country Park





General Information

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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:

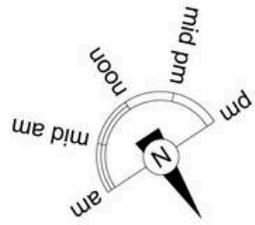
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







Ground Floor

= Restricted Head Height



First Floor

PEACOCK WALK, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1291.99 SQ FT / 120.03 SQ M. INC. STORE

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