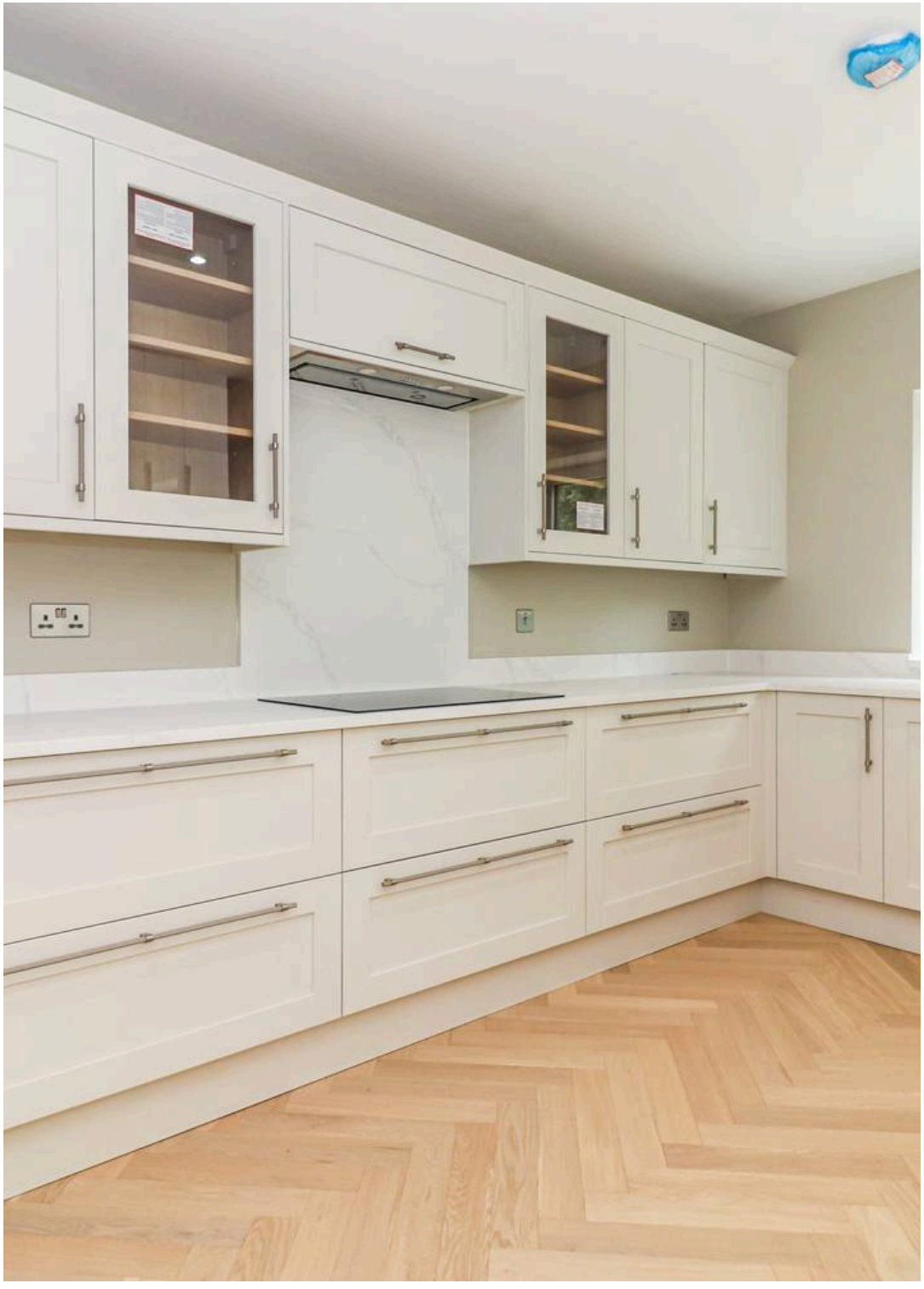


Bell Lane, Bedmond

In Excess of £998,000

proffitt & holt



Bell Lane

Bedmond, Abbots Langley

A rare opportunity to acquire one of just two newly built, high-specification family homes, ideally positioned in a peaceful semi-rural setting while remaining within easy reach of local amenities and transport links.

Designed with modern living in mind, this exceptional property offers spacious and beautifully appointed accommodation throughout. At the heart of the home is a stunning open-plan kitchen, dining and living space, finished to an impressive standard and featuring bi-fold doors that open seamlessly onto the landscaped rear garden, creating the perfect environment for both entertaining and family life.

The ground floor benefits from elegant herringbone oak flooring, enhancing the sense of quality and style that runs throughout the property. Upstairs, there are four generously sized double bedrooms, two of which enjoy the luxury of contemporary en-suite shower rooms, alongside a well-appointed family bathroom.

Built with energy efficiency at the forefront, the property is equipped with an air source heat pump, helping to reduce running costs while providing sustainable, modern comfort with underfloor heating throughout the home.

Externally, the landscaped garden offers an attractive and private outdoor space, while a driveway and carport provide ample off-road parking.

Available for immediate occupation, this superb new home presents a fantastic opportunity to enjoy high-quality living in an enviable countryside location.







Bell Lane

Bedmond, 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 station provide services to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Oak Herringbone Flooring
- One Of Two Newly Built High Spec Homes
- Open-Plan Kitchen/Living
- Quiet Semi-Rural Setting
- Four Double Bedrooms - Two With En-Suites
- Energy Efficient - Air Source Heat Pump
- Driveway Plus Carport
- Available Immediately
- Bi-Fold Doors Leading Out To Landscaped Garden
- Underfloor Heating



General Information

EPC - Energy Efficiency Rating: B

EPC – Environmental Impact Rating: A

Council Tax Band: G

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.

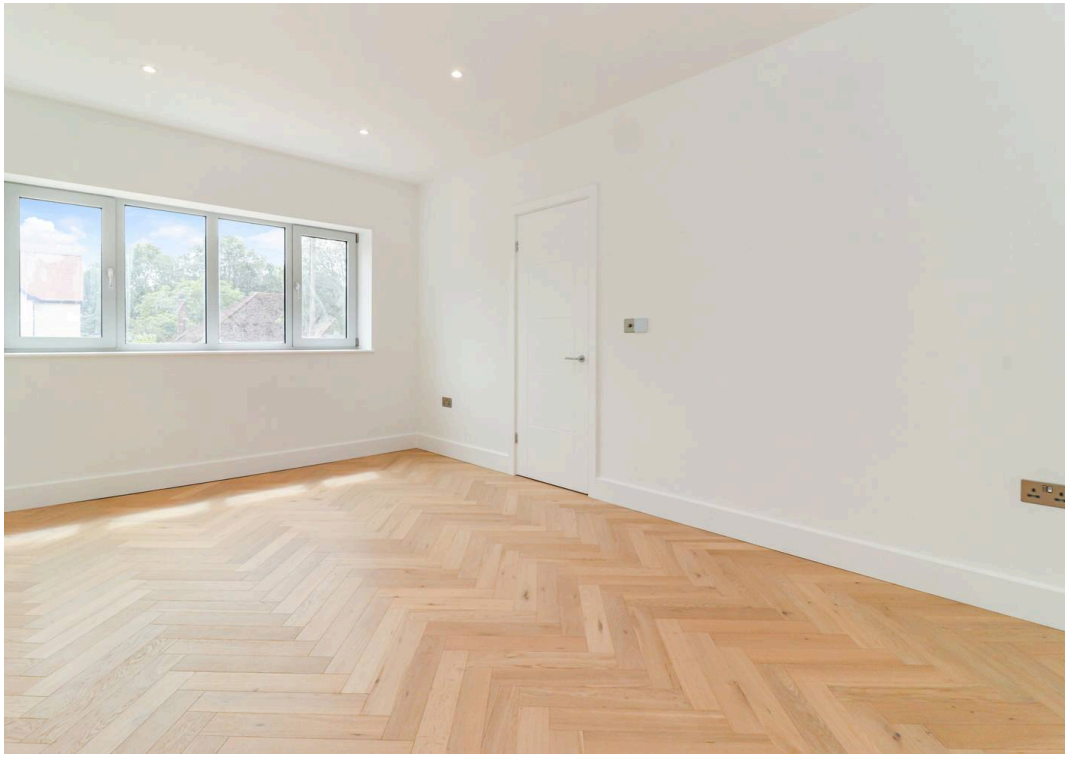
For broadband and mobile speeds see:

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.





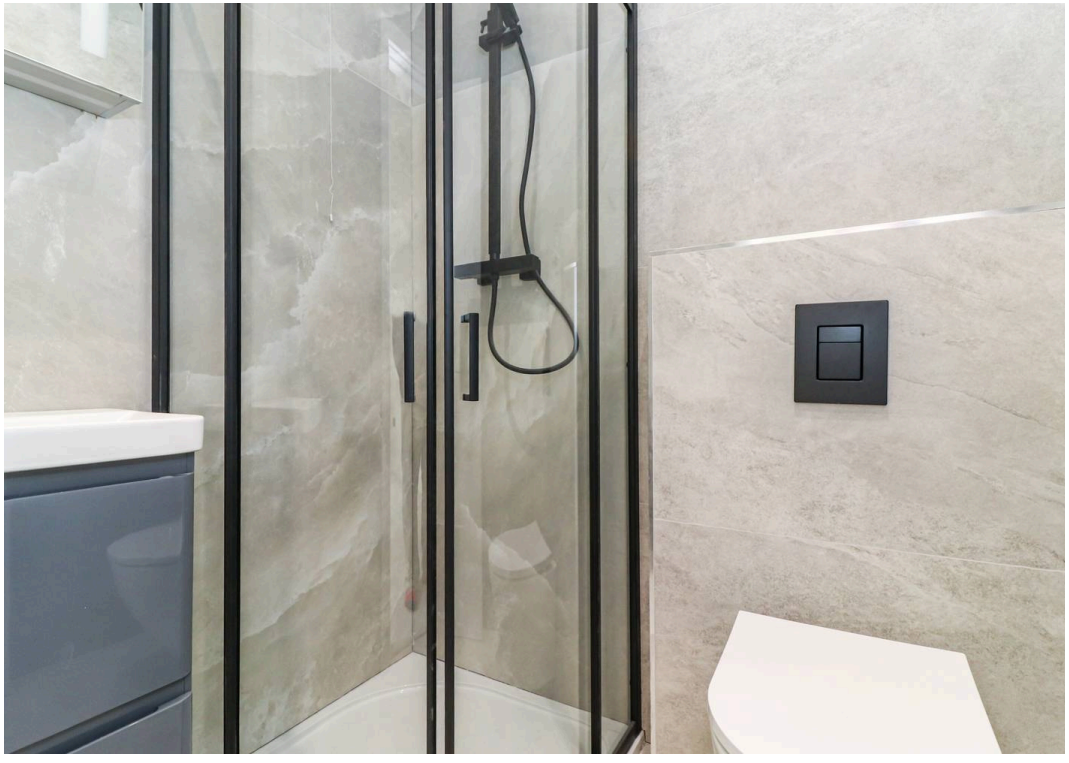






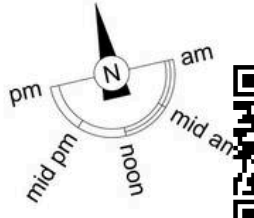












MEADOWGATE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1606.62 SQ FT / 149.26 SQ M

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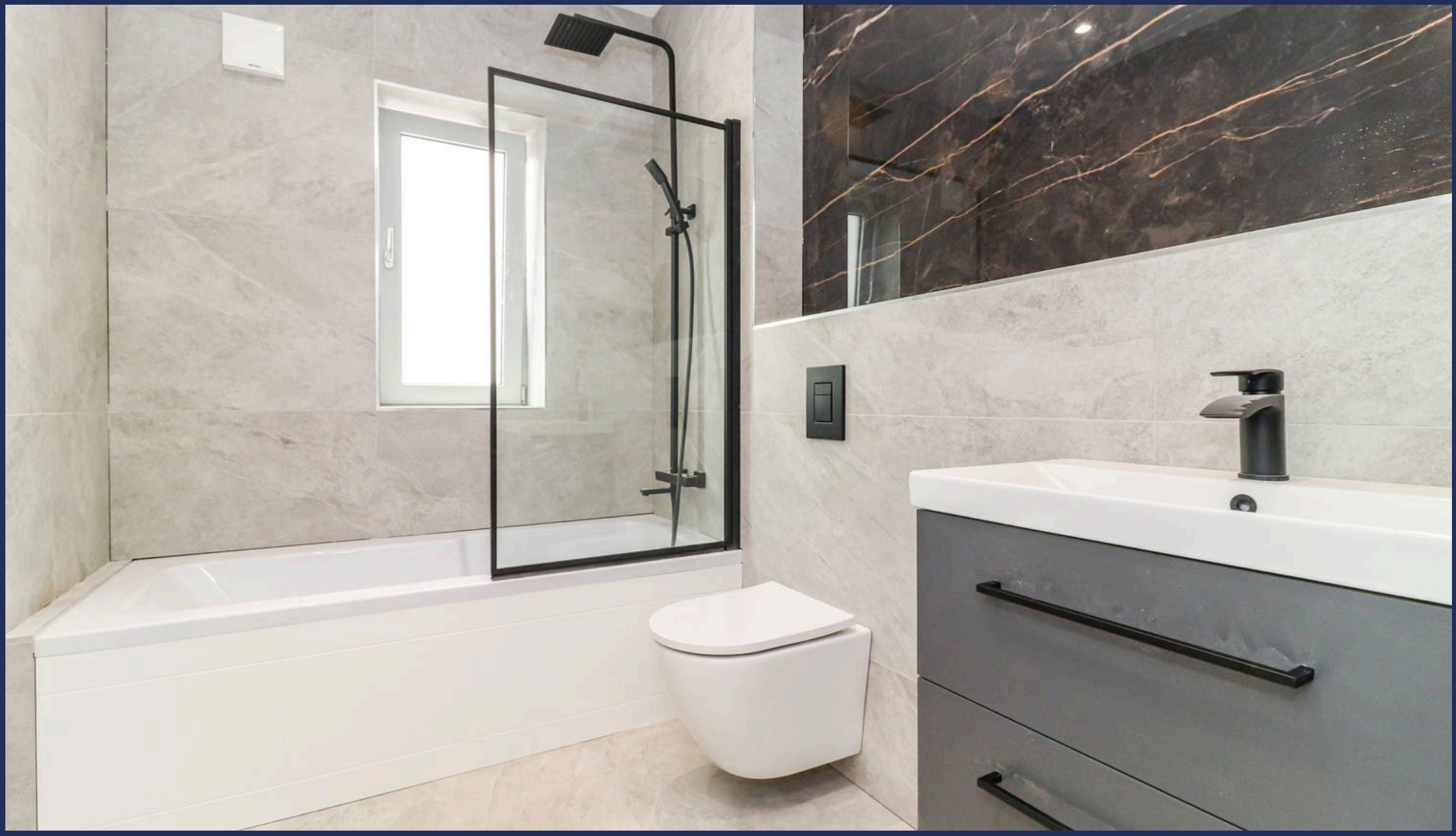

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