



Marlin Square, Abbots Langley

In Excess of £475,000

proffitt
& holt





Marlin Square

Abbots Langley



We are delighted to introduce this beautifully presented two-bedroom semi-detached house, ideally situated in the heart of Abbots Langley and just a short stroll from the vibrant High Street with its array of shops, cafés and amenities.

The accommodation itself is spacious and thoughtfully arranged, offering a welcoming entrance that leads into a bright and airy living space, perfect for both relaxing and entertaining. The modern kitchen is well appointed, with ample storage and contemporary finishes, making it a practical and inviting area for culinary pursuits. Upstairs, you will find two well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light. The first floor boasts a recently refitted bathroom, showcasing a stylish suite with quality fittings that create a sense of luxury and comfort.

Throughout the home, the décor is tasteful and neutral, providing an immaculate backdrop that is ready for immediate occupation. The property's semi-detached design ensures a sense of privacy while still benefiting from a friendly neighbourhood atmosphere.

Additional features include double glazing and efficient central heating, ensuring year-round comfort and low running costs. This charming home is perfect for first-time buyers, downsizers or those seeking a conveniently located property with little to do but move in and enjoy.

Viewing is highly recommended to fully appreciate the quality of finish and the superb central location this property affords.



Marlin Square

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.

- Two Bedrooms
- Semi Detached
- Central Abbots Langley
- Walking Distance to Abbots Langley High Street
- Well Presented Throughout
- Re Fitted First Floor Bathroom
- Low Maintenance Rear Garden





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: D

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:

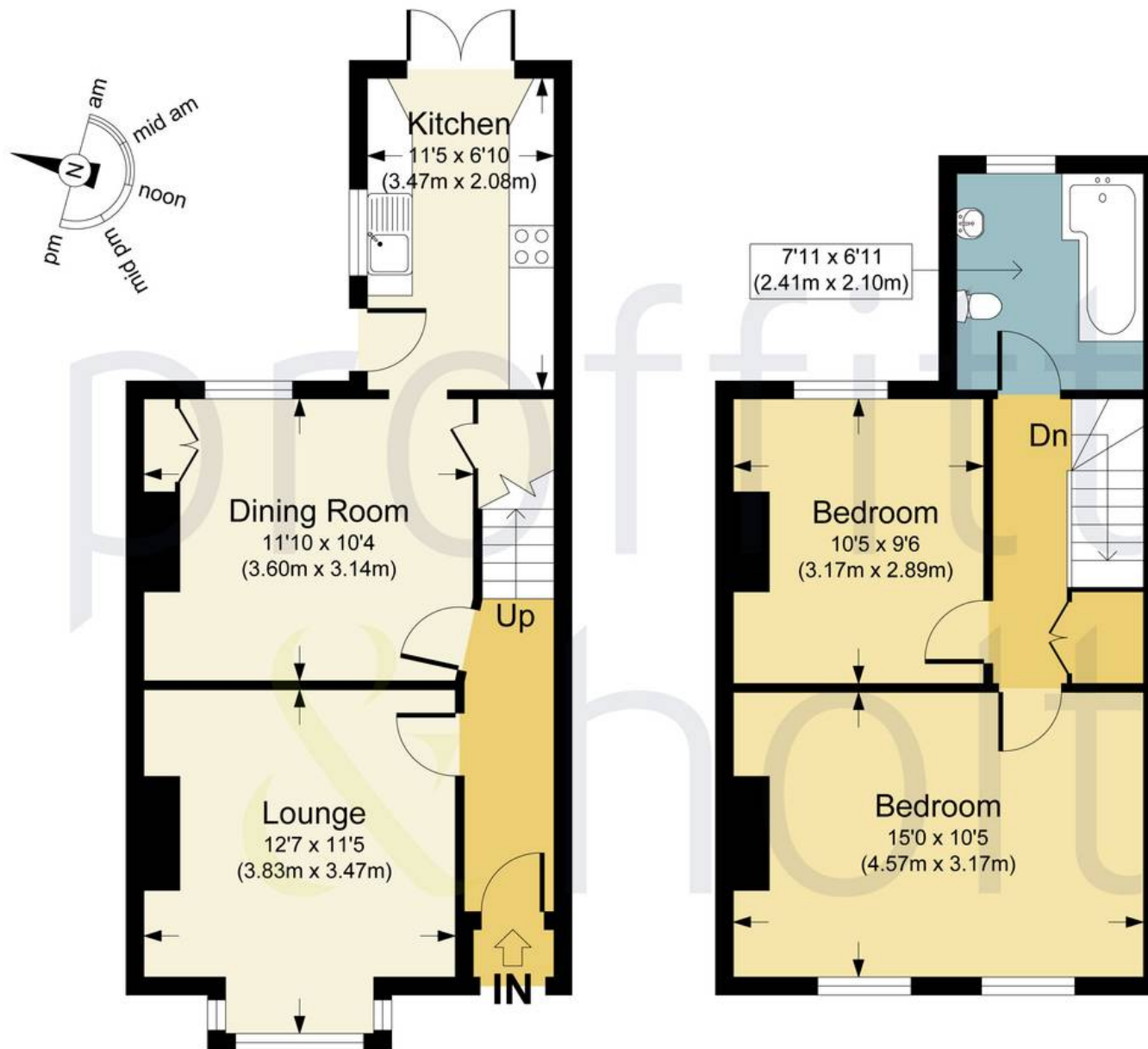
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







Ground Floor

First Floor

MARLIN SQUARE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 780.92 SQ FT / 72.55 SQ M
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