



# Numbers Farm, Egg Farm Lane, Kings Langley

Guide Price £775,000

proffitt  
& holt





## Numbers Farm, Egg Farm Lane

Kings Langley

Proffitt and Holt are delighted to offer to the market this unique and rarely available, three bedroom semi detached family home nestled within a private development and steeped in charm and history. Converted 22 years ago, this residence boasts a unique allure, blending timeless elegance with contemporary flair and is a real 'must see'.

Upon entering, the internal accommodation comprises entrance hall, a spacious and triple aspect living room, and a generous kitchen/dining room - providing access to what is currently being used as an Air B&B, boasting an additional study/bedroom three, a kitchenette and a downstairs shower room. This part of the property also comes with direct access to the garden enabling the occupier to have their own private access into the property, and could provide an additional income source any prospective purchaser. To the first floor there are two well proportioned bedrooms (with the principle bedroom boasting its own en-suite shower room) and a separate family bathroom suite.

Externally, the property excels with a beautifully landscaped and mature rear garden (accessed via the living room and also the study/bedroom three) providing stunning and far reaching views over countryside and across Kings Langley village as well as the iconic Ovaltine building. Another standout feature of this property is the large detached garden room, offering unparalleled flexibility to cater to a variety of needs, whether utilized as a serene office space, a well-equipped gym, a lively games room, or even an annex for guests. Additional amenities include a convenient carport containing storage space, along with off-road parking—a rare commodity that enhances the convenience of modern living.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.



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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. 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. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Three Bedrooms
- Semi Detached
- Stunning Views Over Countryside
- Walking Distance to Station
- Private and Exclusive Development
- Excellent Transport Links





***For broadband and mobile speeds see:***

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

## **General Information**

### **Services**

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**

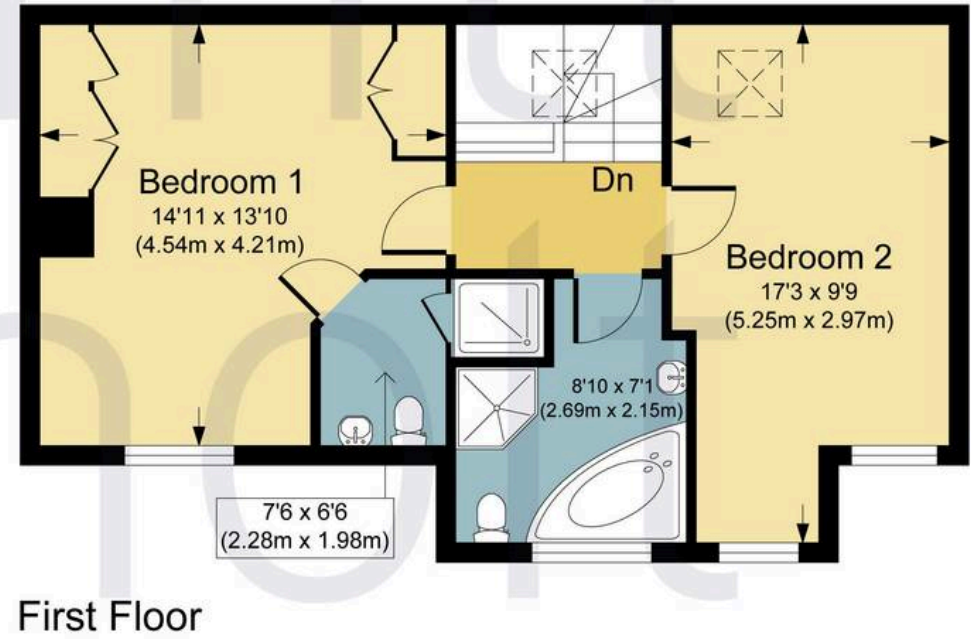
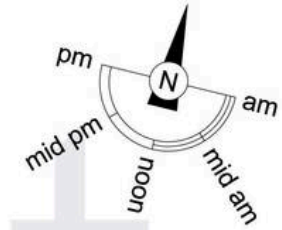
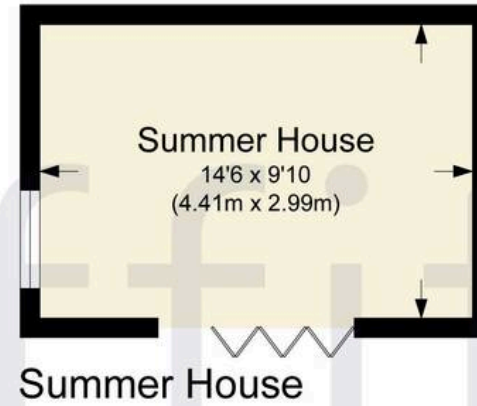
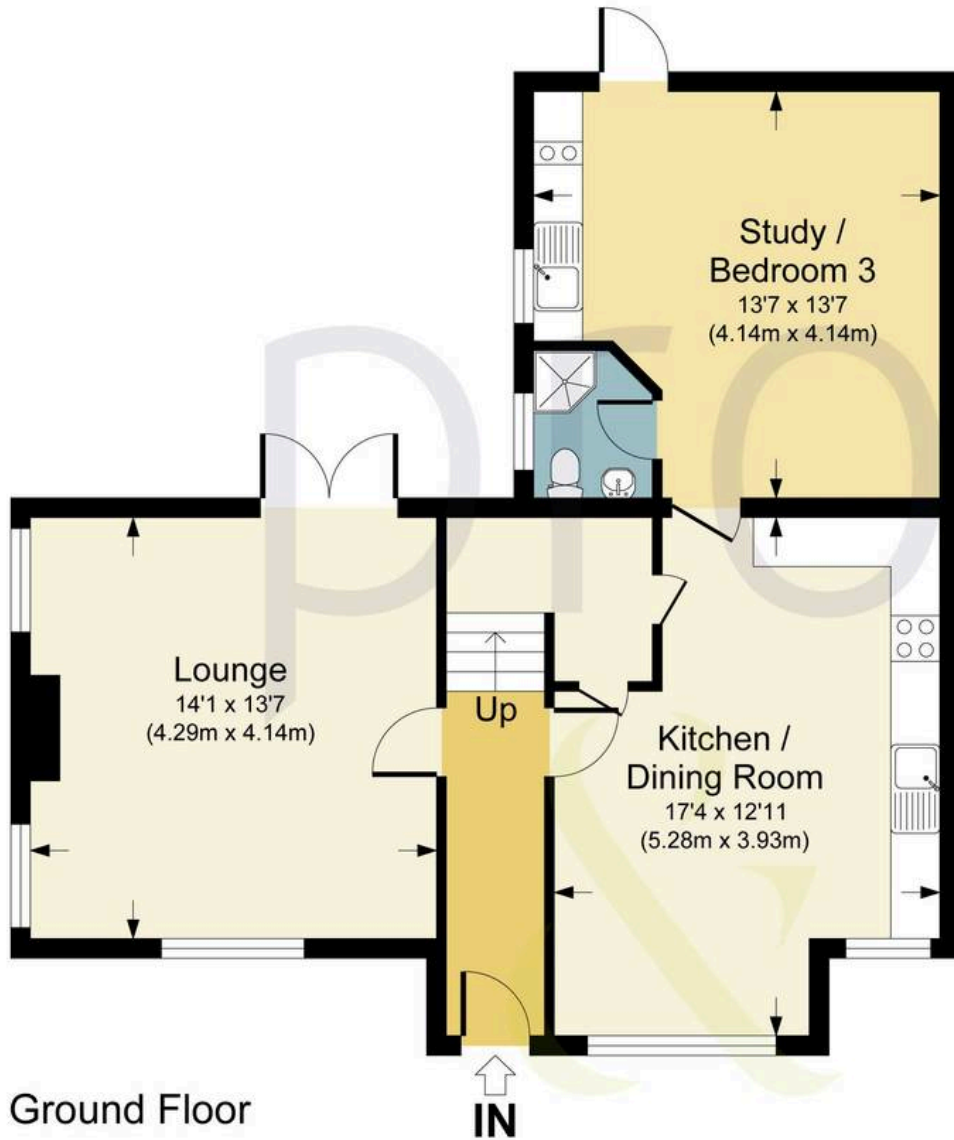
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











## NUMBERS FARM, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1270.35 SQ FT / 118.02 SQ M INC. SUMMER HOUSE

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## Proffitt & Holt

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