Rectory Lane, Kings Langley

In Excess of **£550,000**

proffitt & holt

Rectory Lane

Kings Langley

A well-presented three-bedroom semi-detached home, ideally situated just a couple of minutes' walk from the vibrant Kings Langley High Street. The property has been thoughtfully extended on the ground floor, offering a generous and flexible living space that is perfect for modern family life.

Upon entering, you are welcomed into a spacious entrance hall with guest WC, that leads to a bright and airy lounge, ideal for relaxing or entertaining guests. Additionally, there is an expansive kitchen-breakfast room, which has been designed to accommodate every-day dining, with ample workspace and storage options to suit the keenest of home cooks. The ground floor extension creates an expansive space, ensuring there is plenty of room for both living and dining. Upstairs, you will find three comfortable bedrooms, each offering a peaceful retreat and plenty of natural light. The principal bedroom is particularly generous in size with beautiful far reaching views, while the two further bedrooms provide flexible accommodation for children or guests.

The West Facing rear garden is a beautiful and established space, with a patio area that flows out from the house offering space for al-fresco dining. This large mature garden also features a lawn, apple, pear and plum fruit trees and a selection of shrubs and flowers for year round interest and colour, as well as two wooden sheds for tools/storage. To the rear is a garage - complete with inspection pit - and convenient parking in front, providing secure storage and peace of mind for those with multiple vehicles. Whilst to the front, there is a private garden which offers potential for additional parking (subject to the relevant permissions).

The property's location is a real highlight, with excellent access to local shops, cafes, and amenities on Kings Langley High Street, as well as highly regarded schools and transport links nearby.

Rectory Lane

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively.

For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is approximately a distance of one mile.

- Couple Of Minutes Walk From Kings Langley High Street
- Extended On The Ground Floor
- Lovely West-Facing Large Garden
- Garage With Parking In Front (garage also boasts an inspection pit)
- Spacious Kitchen-Breakfast Room
- 3 Comfortable Bedrooms

General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: E

Tenure: Freehold

Services

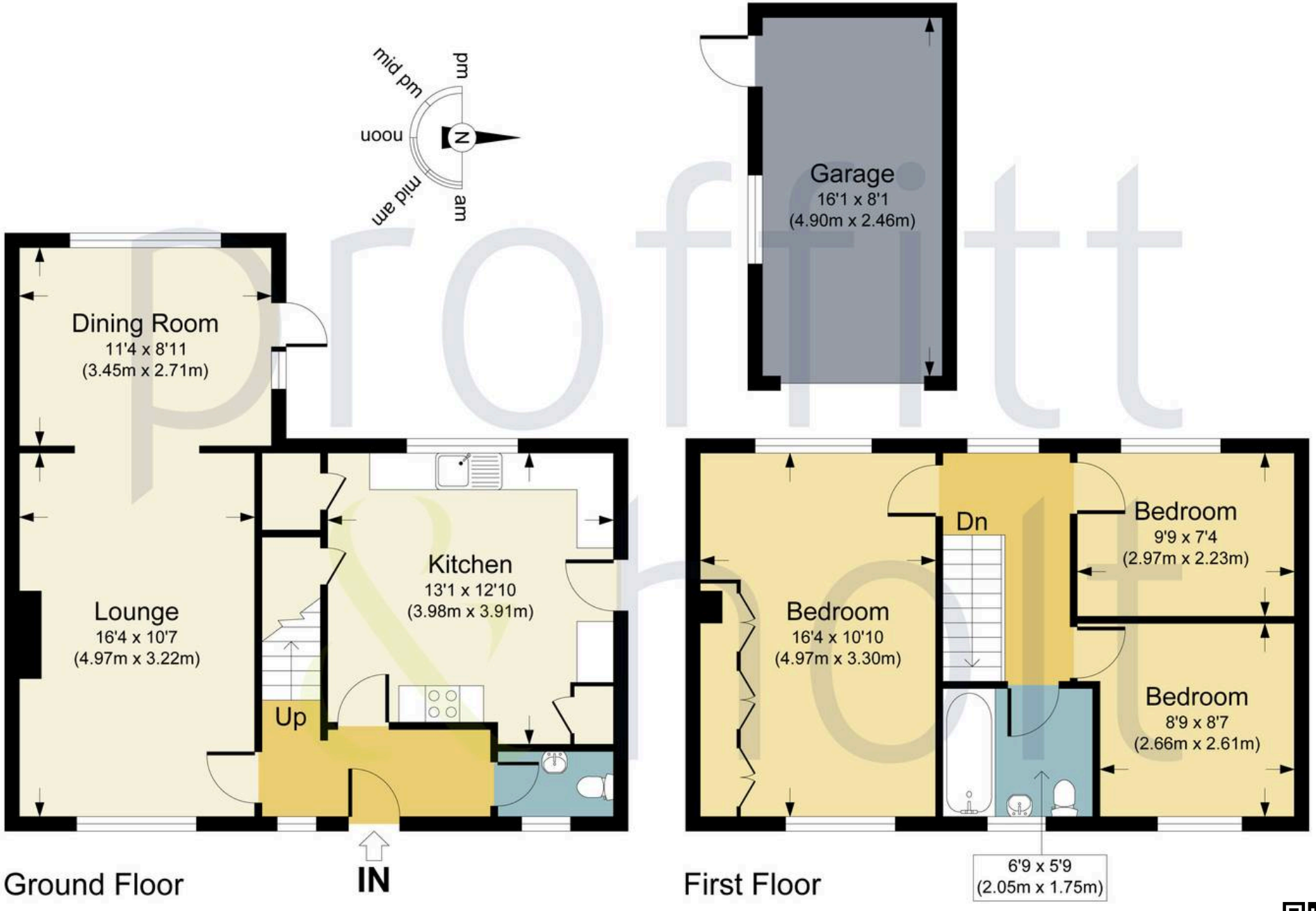
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

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.



RECTORY LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1103.94 SQ FT / 102.56 SQ M. INC. GARAGE

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Proffitt & Holt

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