



Oak Green, Abbots Langley

In Excess of £670,000

proffitt  
& holt





## Oak Green

Abbots Langley



An immaculately presented modern family home on a quiet cul-de-sac within a short walk of Abbots Langley High Street and local schools. Having been extended and improved by the current owners, it offers spacious, bright and well laid out accommodation throughout.

Internally, it offers a welcoming entrance hall with under stairs storage and guest WC. Adjacent is the kitchen, which has been fitted in a modern, yet classic shaker design with granite worktops and space for a full range of appliances. A door leads through to the dining room, giving a convenient flow to the ground floor. This spacious and dual-aspect room is semi-open plan to the comfortable living room, which has double doors leading out to the garden.

Stair rise to the first floor where there are three double bedrooms and a refitted family bathroom with bath and separate shower cubicle. The master bedroom benefits from fitted wardrobes and en-suite shower room.

Externally, the West-facing rear garden is particularly private and deceptively spacious, wrapping round the house. Additionally, there is a store and rear access in to the garage, whilst to the front, there is a driveway for one vehicle.



## Oak Green

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 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 2 miles distance.

- Detached Family Home
- Walking Distance To Abbots Langley High Street And Local Schools
- Garage And Driveway
- Immaculately Presented Throughout
- 3 Double Bedrooms
- En-Suite Shower Room
- 2 Reception Rooms
- Private Wrap Around Garden





## General Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

## Services

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

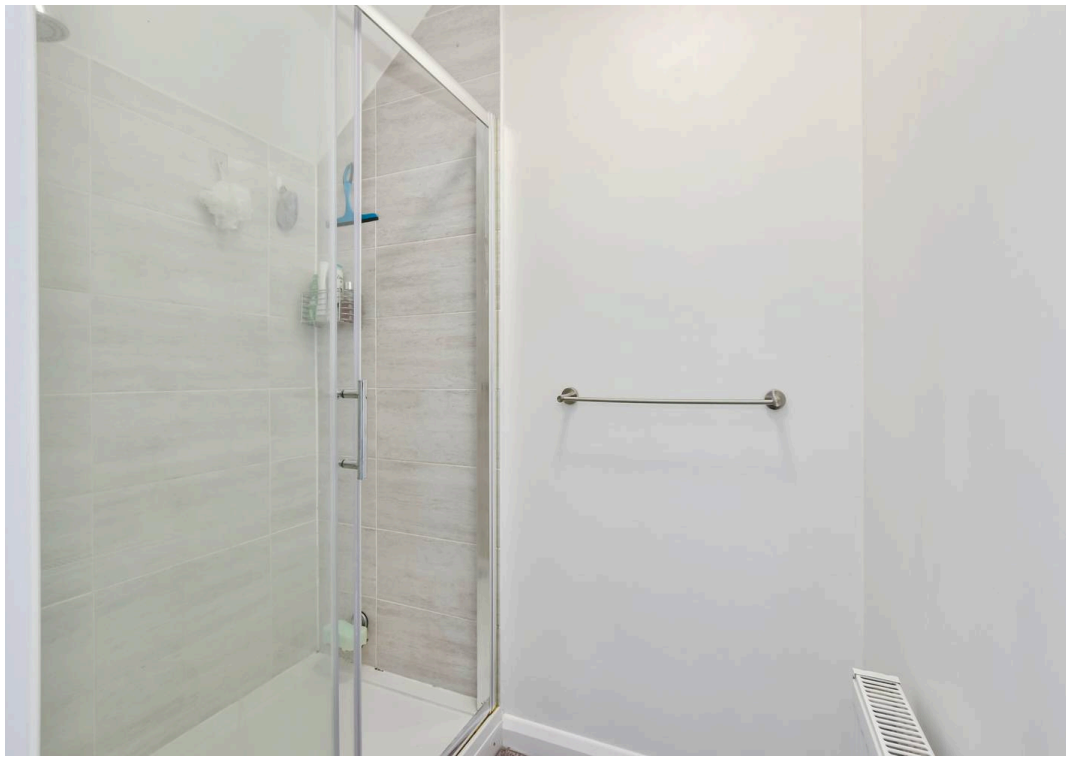
**For broadband and mobile speeds see:**

<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.

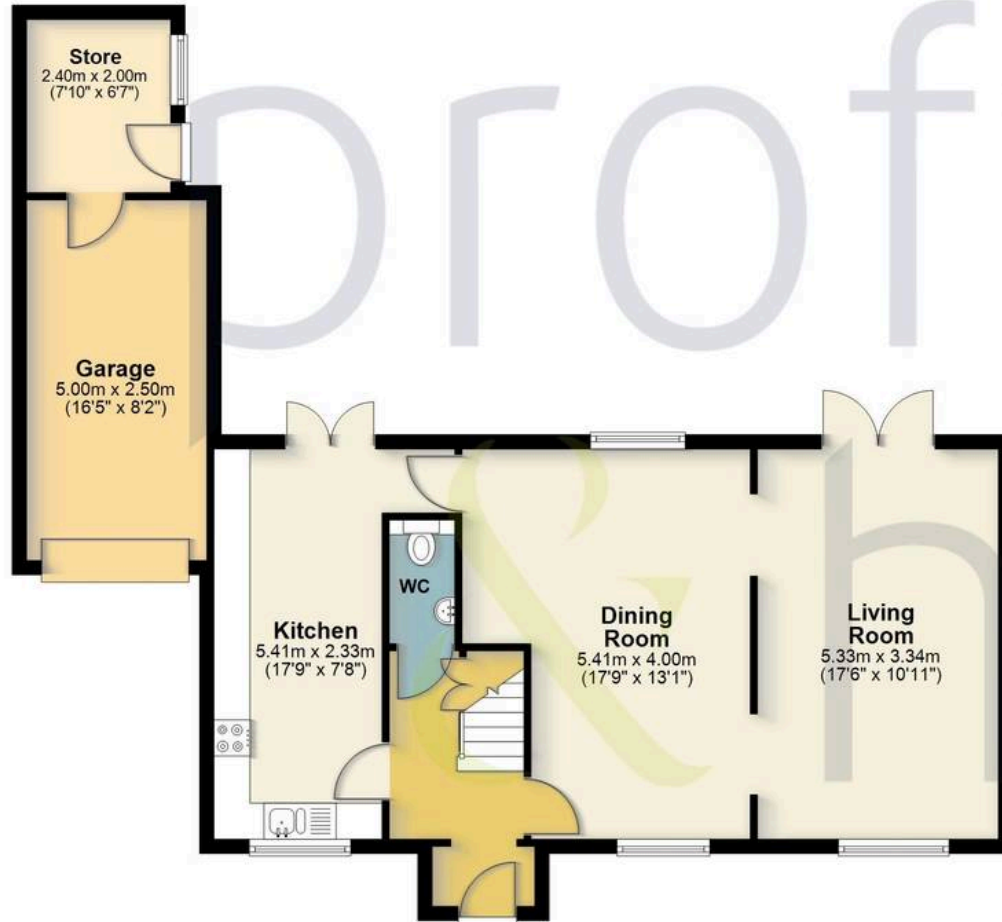






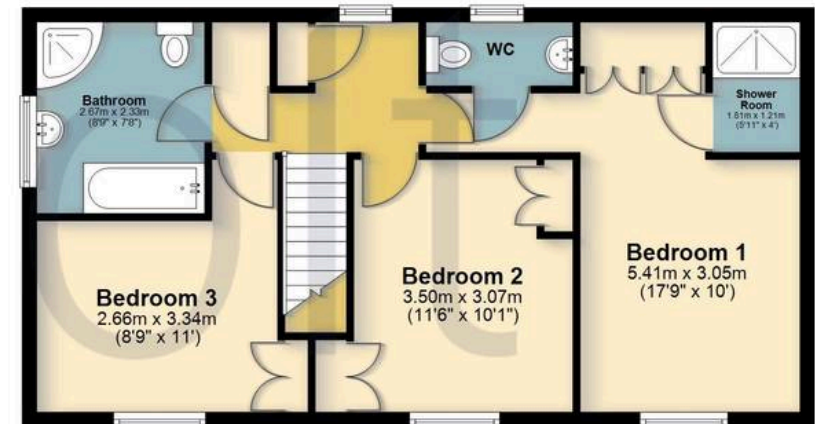
### Ground Floor

Approx. 77.6 sq. metres (834.8 sq. feet)



### First Floor

Approx. 57.5 sq. metres (618.9 sq. feet)



Total area: approx. 135.1 sq. metres (1453.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





## Proffitt & Holt

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