



Balmoral Road, Abbots Langley
£600,000

proffitt
& holt





Balmoral Road

Abbots Langley

Proffitt and Holt are delighted to introduce this immaculately presented three-bedroom detached house, situated in a highly sought-after and peaceful cul-de-sac location, bordering the picturesque Leavesden Country Park. This modern family home is offered to the market with no upper chain, providing a fantastic opportunity for buyers looking for a smooth and speedy transaction.

The accommodation itself is spacious and thoughtfully extended on the ground floor, offering a versatile layout ideal for contemporary living. Upon entering, you are welcomed by a functional entrance hall with guest W/C, which leads through to a generous living room that benefits from ample natural light. The ground floor extension with vaulted ceiling creates an impressive dining area which sits adjacent to the kitchen, perfect for entertaining guests or enjoying family meals. The kitchen itself offers traditional styling with modern fittings and plenty of storage space. Upstairs, you will find three well-proportioned bedrooms and a modern family bathroom which has recently been refitted and finished to a high standard, with a large walk-in shower.

Additional benefits include a private driveway and garage, ensuring ample parking and storage options. This property is ideally located for access to local amenities, excellent schools, and transport links, making it perfect for families and professionals alike. Viewing is highly recommended to fully appreciate the quality and flexibility this superb home has to offer.





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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. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached Modern Home
- No Upper Chain
- Popular Quiet Cul-De-Sac
- Bordering Leavesden Country Park
- Ground Floor Extension
- Immaculately Presented Throughout
- Driveway And Garage
- Ground Floor W/C





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.

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

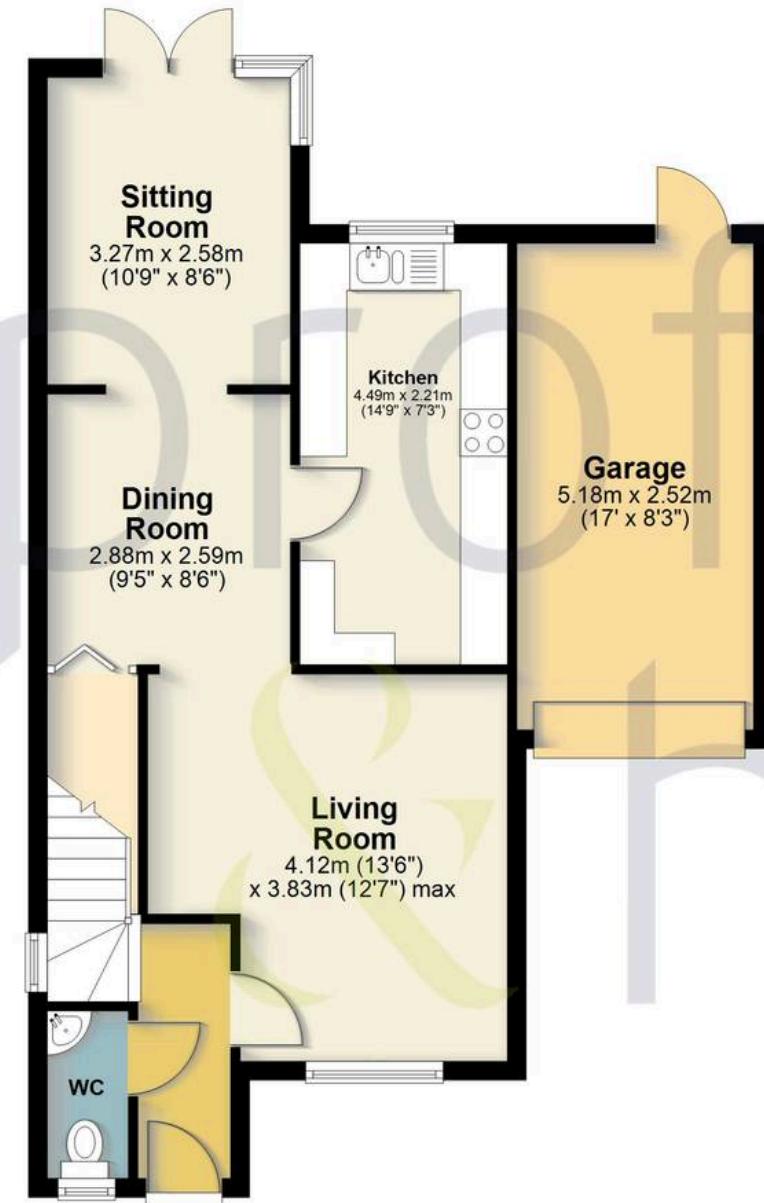






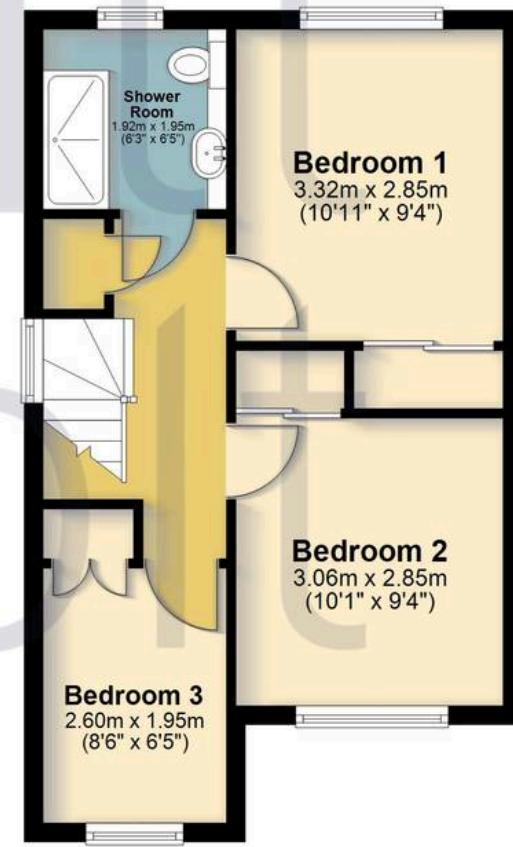
Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 100.7 sq. metres (1083.5 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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