

Harlech Road, Abbots Langley

In Excess of £390,000

proffitt & holt



Harlech Road

Abbots Langley

A well-presented two-bedroom home in a sought-after location, situated in a quiet cul-de-sac and offered to the market with no upper chain.

The ground floor comprises a spacious lounge, a fitted kitchen with a dining area, and a conservatory overlooking the rear garden, providing additional space for relaxing or entertaining.

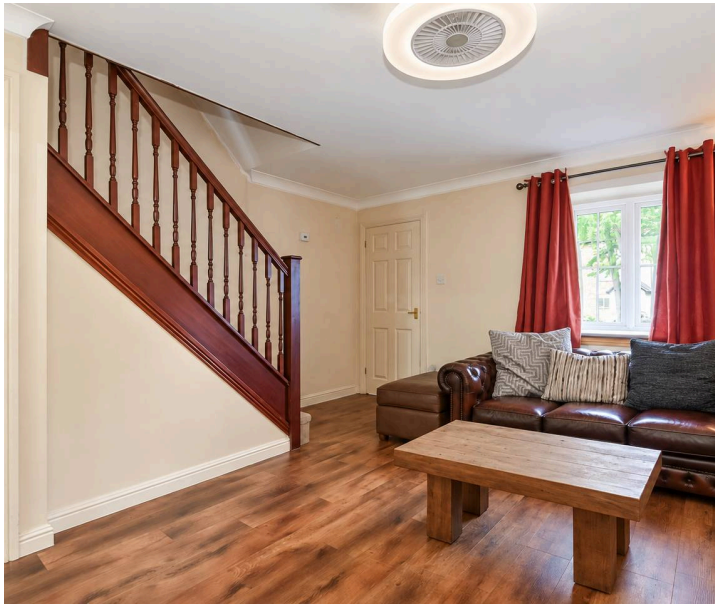
Upstairs, there are two well-proportioned double bedrooms and a family bathroom. The property also benefits from loft space, ideal for additional storage.

Externally, the property enjoys both front and rear gardens, with the rear garden benefiting from gated access. Off-street parking further adds to the convenience.

Situated in a quiet cul-de-sac within a sought-after location, this attractive home would make an excellent purchase for first-time buyers, downsizers or investors alike.

Offered with no upper chain, an early viewing is highly recommended.







Harlech Road

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 Double Bedrooms
- End Terrace House
- Spacious Lounge
- Fitted Kitchen with Dining Area
- Conservatory
- Loft Storage
- Front and Rear Gardens with Gated Rear Access
- Quiet Cul-de-Sac
- No Upper Chain



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: D

Tenure: Freehold

Services

For broadband and mobile speeds see:

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

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.



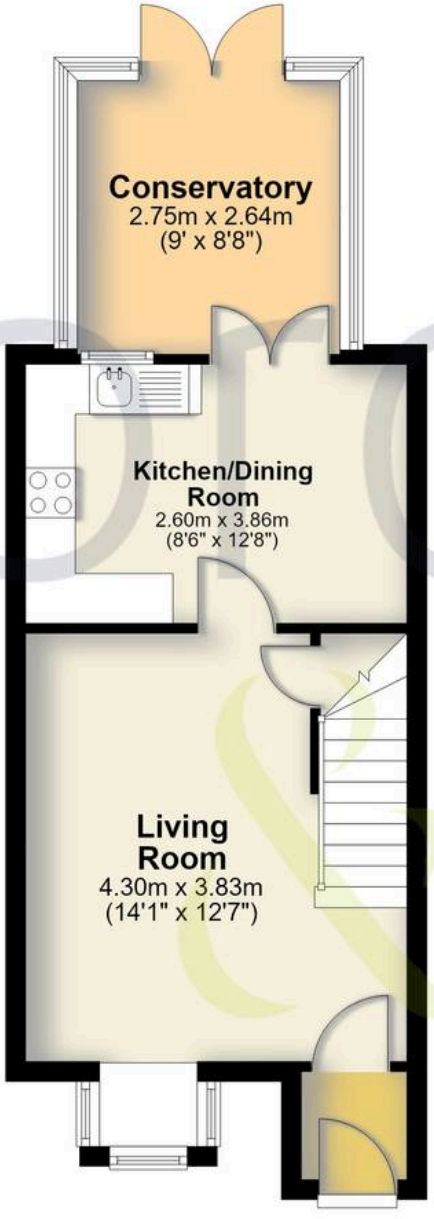






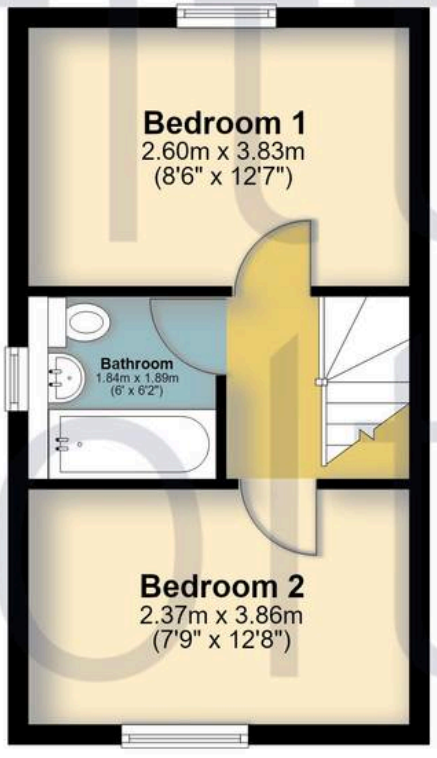
Ground Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 63.4 sq. metres (682.2 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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