



Tibbs Hill Road, Abbots Langley

Guide Price £589,950

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& holt





Tibbs Hill Road

Abbots Langley

We are delighted to introduce this immaculately presented three-bedroom mid-terraced house, ideally situated in the ever-popular Abbots Langley and offering a wonderful opportunity for families and professionals alike.

The accommodation itself is spacious and thoughtfully arranged, with a welcoming entrance hall that leads to a bright and airy open plan kitchen and breakfast room, providing the perfect setting for both relaxed family meals and entertaining guests. The kitchen is well-appointed with modern fittings and ample storage, making it a practical and stylish heart of the home. The ground floor also benefits from a convenient downstairs WC, adding to the overall functionality of the layout and a generous and semi open-plan living area to the front of the house. Upstairs, you will find three generously proportioned bedrooms, each finished to a high standard and providing comfortable, versatile spaces to suit your lifestyle needs. The family bathroom is equally impressive, featuring contemporary fixtures and a clean, modern design. Throughout the property, the décor is tasteful and neutral, allowing new owners to easily add their own personal touches.

Further enhancing the appeal is the private driveway parking to the front, ensuring ease and convenience for busy households. Located within easy reach of excellent transport links, this home is perfectly positioned for commuters, while also being close to a range of local amenities, schools and shops.

Viewing is highly recommended to fully appreciate the quality and charm of this beautifully maintained home.



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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.

- Three Bedrooms
- Open Plan Kitchen/Breakfast Room
- Immaculately Presented Throughout
- Driveway Parking
- Downstairs WC
- Landscaped Rear Garden
- Abbots Langley
- Excellent Transport Links





General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

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.



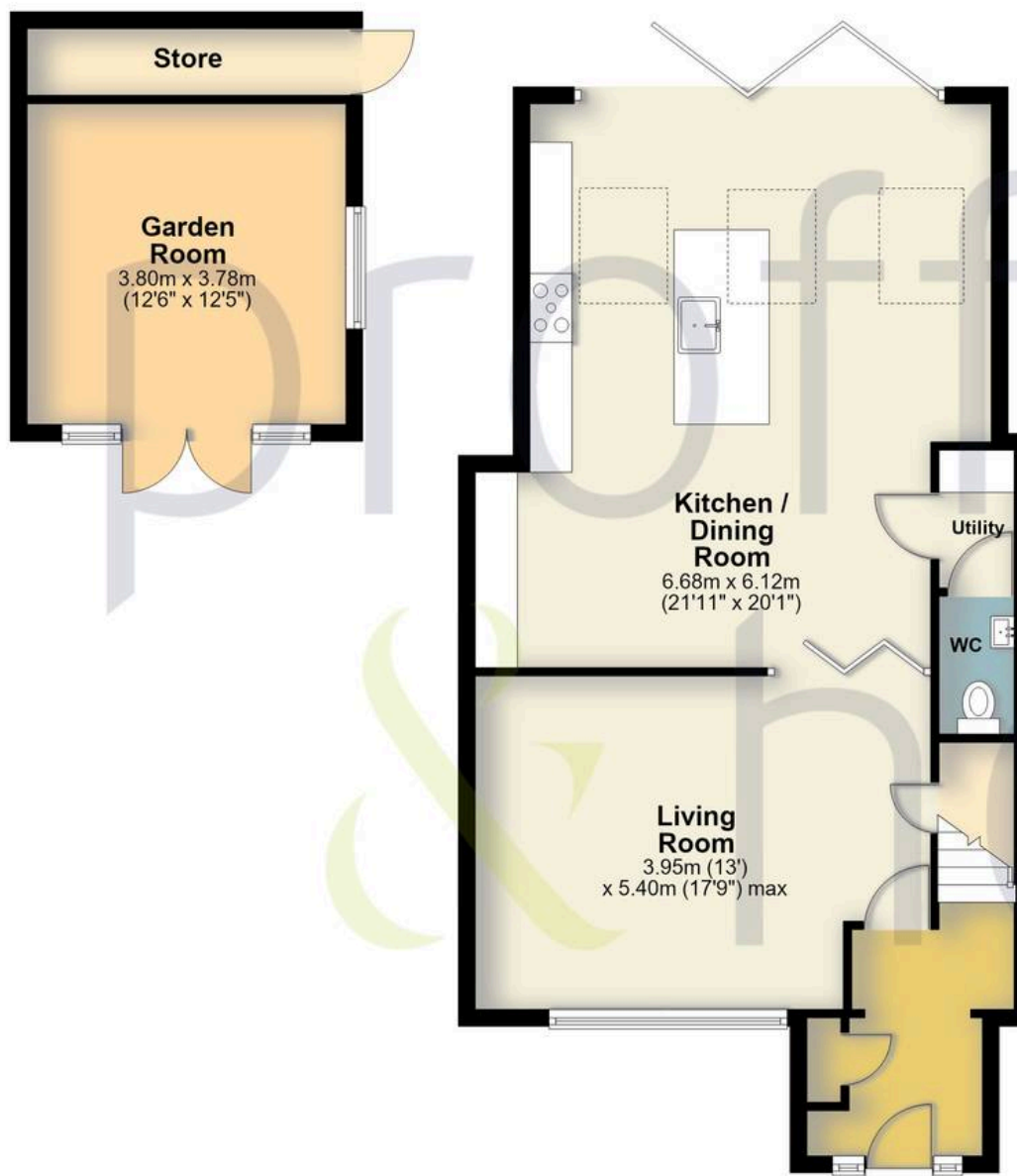






Ground Floor

Approx. 86.1 sq. metres (927.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 130.6 sq. metres (1406.3 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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