



Tooveys Mill Close, Kings Langley

Guide Price £500,000

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Tooveys Mill Close

Kings Langley

Situated in a popular cul-de-sac just a short stroll from Kings Langley High Street, this immaculately presented three-bedroom end-of-terrace home is offered to the market with no upper chain and presents an excellent opportunity for families, first-time buyers and downsizers alike.

The ground floor offers well-balanced accommodation, comprising a bright and spacious living/dining room, a fitted kitchen, and the added convenience of a downstairs W/C. Upstairs, there are three well-proportioned bedrooms, all served by a family bathroom.

Externally, the property benefits from a private south-facing rear garden, providing the perfect space for relaxing and entertaining throughout the day. A garage conveniently positioned at the end of the garden – with power and light – offers additional storage or secure parking, while the property's end-of-terrace position ensures privacy.

With excellent potential to extend to the rear, subject to the necessary planning permissions, the property is ideally positioned within easy walking distance of the High Street, local amenities, well-regarded schools and excellent transport links, making it a superb choice for commuters and growing families alike.

Early viewing is highly recommended to appreciate the location, potential and lifestyle this fantastic home has to offer.





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Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Upper Chain
- Popular Cul-De-Sac Within Short Walk Of High Street
- Neatly Presented Throughout
- Garage With Power And Light - Located At The End Of The Garden
- Potential To Extend To Rear (STPP)
- Ground Floor W/C
- 3 Bedroom End of Terrace
- South Facing Rear Garden





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating:

Council Tax Band: E

Tenure: Leasehold

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





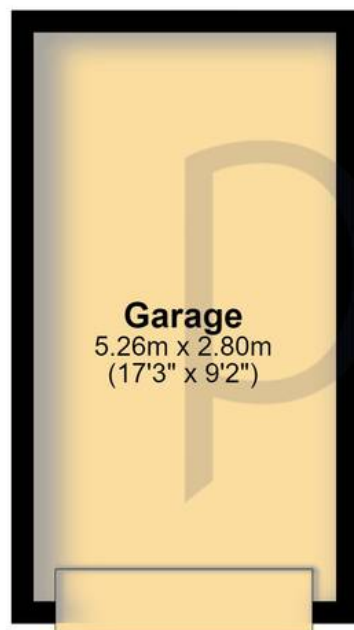






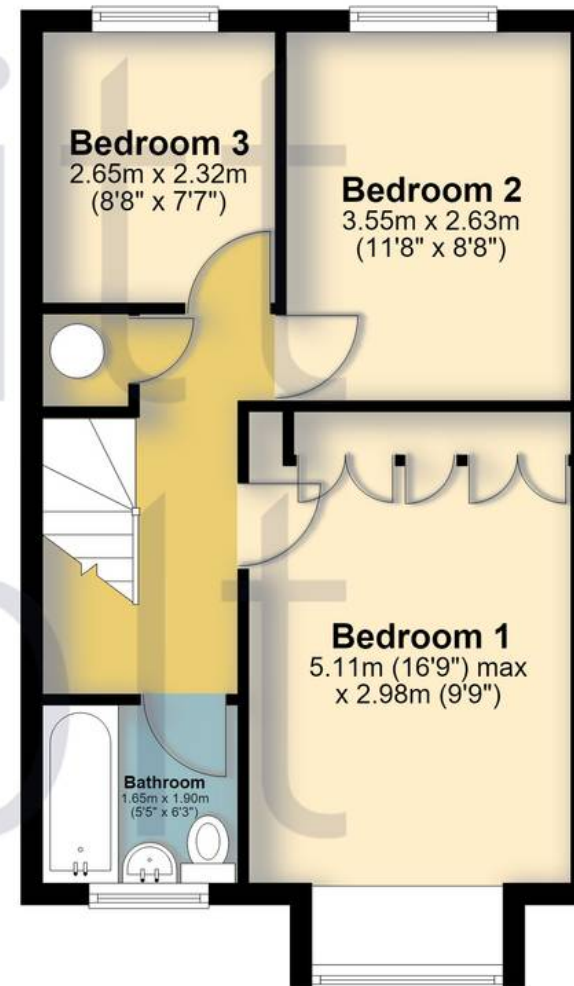
Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 96.4 sq. metres (1038.1 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 -

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Plan produced using PlanUp.





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