

Summerhouse Way, Abbots Langley

£535,000

proffitt & holt



Summerhouse Way

Abbots Langley

A three bedroom semi-detached home offering excellent potential, a generous plot and a particularly large rear garden backing directly onto open fields. Offered for sale with **no upper chain**, the property would benefit from modernisation and redecoration, making it an ideal opportunity for a buyer looking to put their own stamp on a home.

The accommodation begins with a front garden leading to a covered porch and entrance hall, with stairs rising to the first floor and access to a useful guest WC. To the rear is a large living/dining room providing a good-sized reception space, together with a separate kitchen and conservatory overlooking the garden.

On the first floor, there is a landing leading to two double bedrooms, a further single bedroom and a family bathroom, which features a separate bath and shower cubicle.

Outside, the property occupies a large plot with a driveway providing off-road parking. The rear garden is a particular feature, being of an impressive size and backing onto open fields, creating a pleasant and private outlook.

A blank slate, this is a property comes with **lots of potential** and the opportunity to create a spacious family home in a superb position.







Summerhouse Way

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.

- Three Bedroom Semi-Detached
- No Upper Chain
- Large Rear Garden
- Backing Onto Open Fields
- Driveway Parking
- Excellent Potential
- Ground Floor Guest Cloakroom
- Family 4-Piece Bathroom



General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: D

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

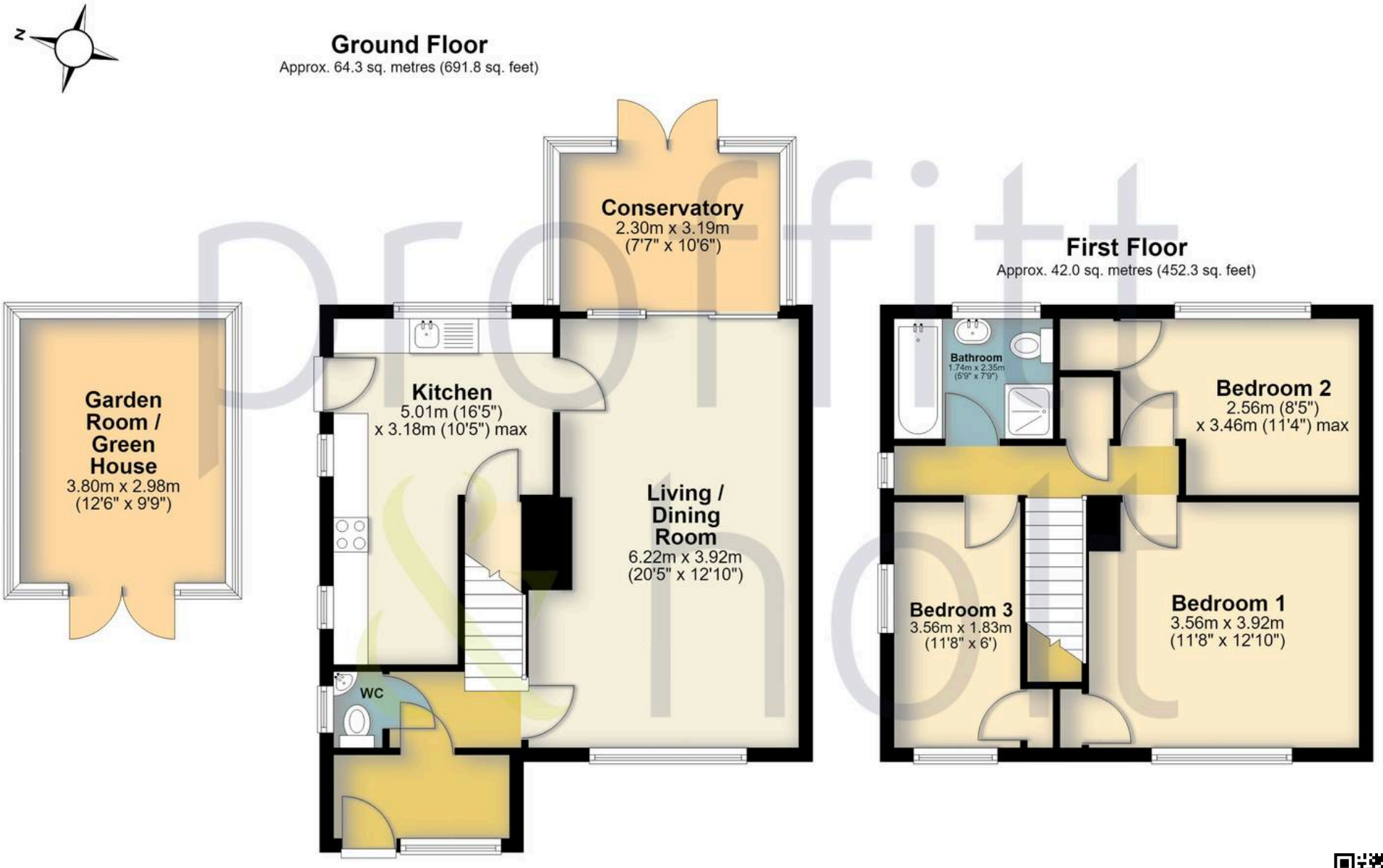
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 106.3 sq. metres (1144.1 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.



Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS