

Property details approval form

20 De Havilland Way, ABBOTS LANGLEY, Hertfordshire, WD5 0XF

Date: 29 July 2026

Property Ref and Version: LEA103723 - 0003

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £200,000

Tenure: Leasehold

○ Key Features

- > Energy Rating: C
- > Desirable Abbots Langley location
- > Quiet residential cul-de-sac setting
- > Spacious and well-presented accommodation
- > Retirement living
- > Close to local shops

○ Short Description

A superb two bedroom retirement maisonette located in popular Abbots Langley

○ Long Description

Situated within a quiet residential setting in the ever-popular Leavesden and Abbots Langley area, this well-proportioned retirement maisonette offers an excellent opportunity for retired living.

The property provides bright and comfortable accommodation, benefiting from a spacious living area, a well-appointed kitchen, generous bedroom accommodation and a modern bathroom. The layout has been designed to maximize space creating a home that is both welcoming and easy to maintain.

Positioned in a peaceful cul-de-sac location, residents enjoy the perfect balance between tranquillity and convenience. Abbots Langley village centre is within easy reach and offers a wide selection of local shops, cafés, restaurants, supermarkets and everyday amenities. The property is also ideally located with excellent road links via the M1, M25 and A41, while nearby Watford Junction provides fast rail services into London Euston.

For those who enjoy outdoor living, the area benefits from an abundance of green open spaces, country walks and leisure facilities. The nearby Leavesden Country Park and surrounding Hertfordshire countryside provide excellent opportunities for recreation, whilst the renowned Warner Bros. Studios are just a short distance away. Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not proceed.

○ Directions

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○ **Agents Note**

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○ Room Description

Lounge

Radiator, sliding door to garden.

Kitchen

Cooker point with cooker hood, window, stainless steel sink with drainer.

Bedroom 1

Electric radiator, two windows.

Bedroom 2

Window.

Bathroom

Tiled walls, bath and shower attachment, WC, heated towel rail, extractor fan, basin in vanity unit.

Outside

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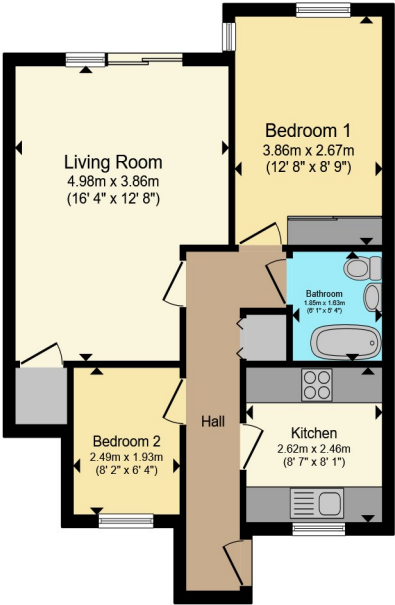
○ Property Images



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○ Floor Plan



Floor Plan

Total floor area 52.4 m² (564 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



○ Approval

Signature		Date
Shumes Khan		
Mr K.H. Harper		