

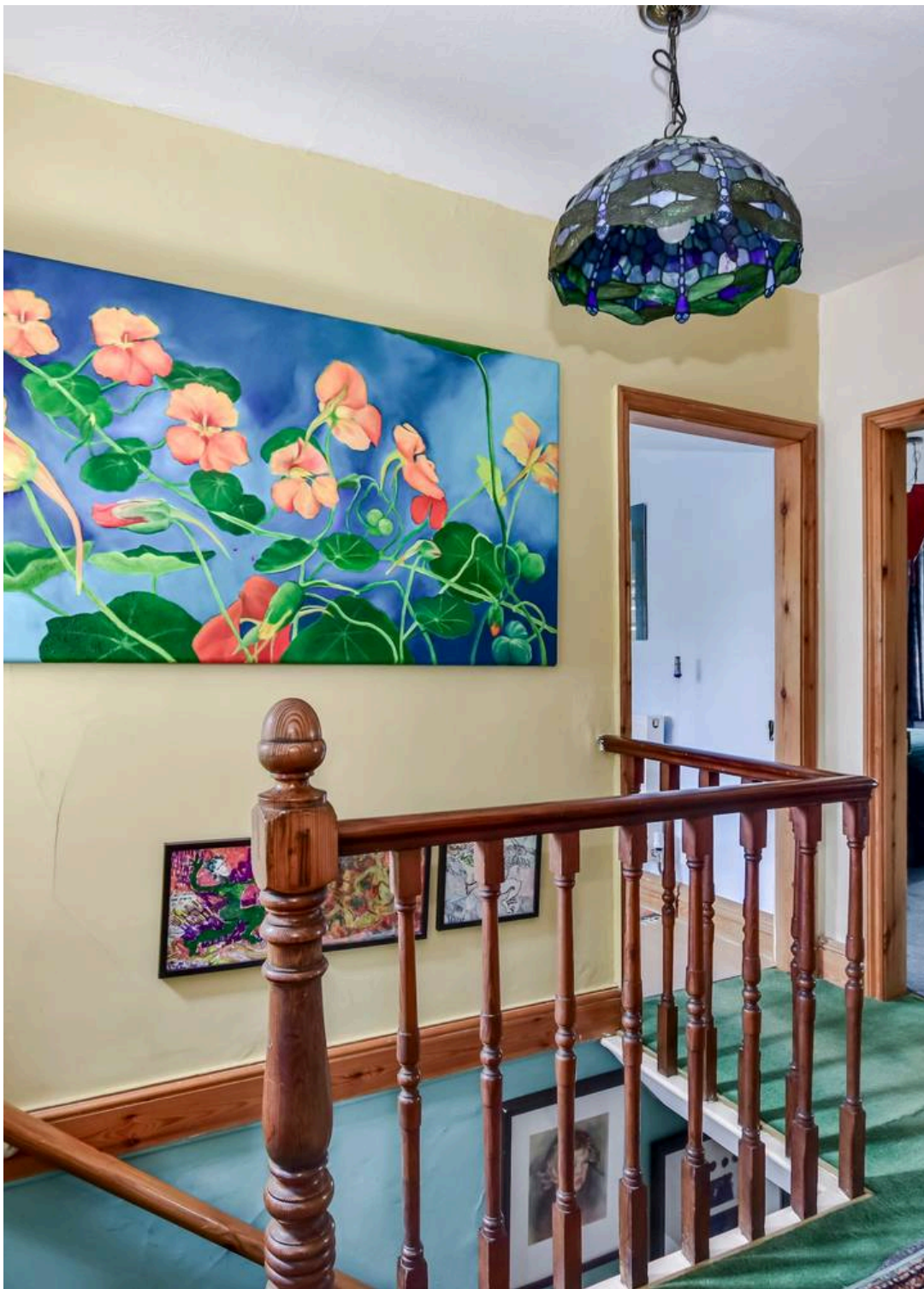


High Street, Abbots Langley

Guide Price £900,000

proffitt  
& holt





## High Street

Abbots Langley

Presenting a rare opportunity to acquire a unique Grade II Listed Victorian character property in the heart of Abbots Langley Village, this four-bedroom mid-terraced house offers spacious accommodation throughout and is available with no upper chain.

The home exudes charm and period features, combining timeless elegance with practical modern living. Upon entering, you are greeted by a welcoming hallway that leads to generously proportioned living and dining areas, ideal for both family gatherings and entertaining guests. The well-appointed kitchen provides ample storage and workspace, complemented by tasteful finishes in keeping with the property's heritage. The flexible layout includes a useable basement, perfect for a home office, playroom, or additional storage, as well as a versatile loft room that could serve as a study or hobby space. Upstairs, the master bedroom benefits from its own en-suite bathroom, creating a private retreat, while three further bedrooms offer comfortable accommodation for family or visitors. The family bathroom is finished to a high standard, ensuring convenience for busy households. Externally, the established and secluded rear garden is a gardeners delight. This beautiful South-facing space is particularly private and boasts a large wooden shed.

The property also features covered and gated off street parking, offering peace of mind and practicality for homeowners. Situated just a stone's throw from local shops and schools, this home is ideally located for those seeking village life with the convenience of amenities on the doorstep. The combination of period charm, versatile living spaces, and a sought-after central location makes this property an exceptional find for discerning buyers.



## High Street

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 approximately two miles distance. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Unique Victorian Character Property
- No Upper Chain
- 4 Bedrooms
- Secluded Established Rear Garden
- In The Heart Of Abbots Langley Village
- Stones Throw From Local Shops And Schools
- Spacious Accommodation Throughout
- Useable Basement And Loft Room
- Master Bedroom With En-Suite Bathroom
- Covered Off Street Parking





## General Information

### 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.







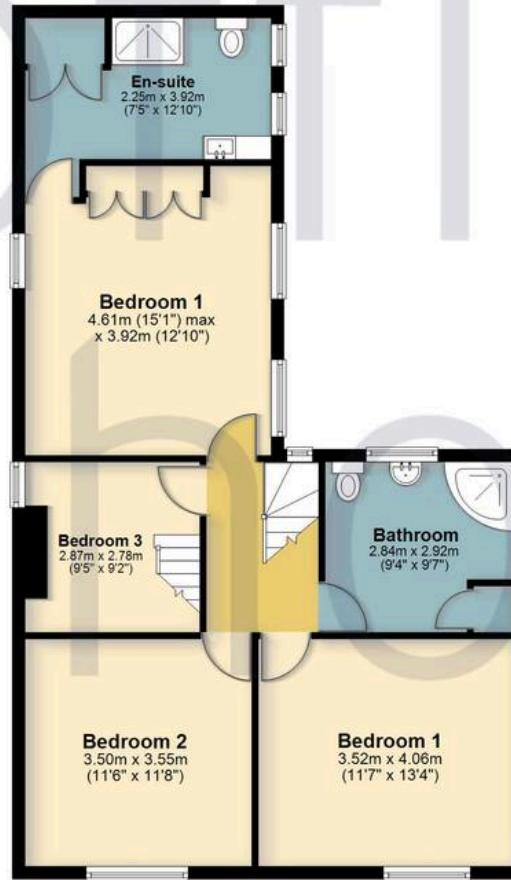




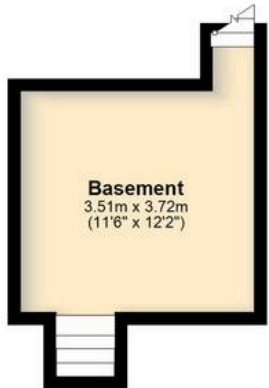
**Ground Floor**  
Approx. 75.6 sq. metres (813.5 sq. feet)



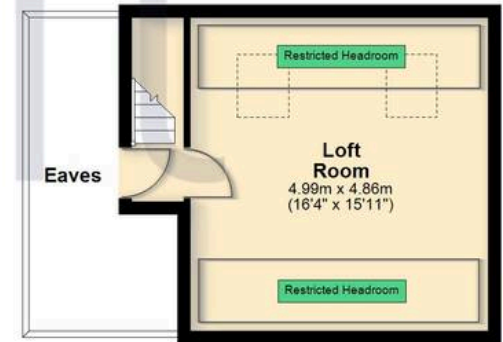
**First Floor**  
Approx. 77.2 sq. metres (830.9 sq. feet)



**Basement**  
Approx. 14.6 sq. metres (156.7 sq. feet)



**Loft Room**  
Approx. 27.0 sq. metres (290.3 sq. feet)  
(excluding Eaves)



Total area: approx. 194.3 sq. metres (2091.4 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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