



# Tooveys Mill Close, Kings Langley

In Excess of £550,000

proffitt  
& holt





## Tooveys Mill Close

Kings Langley

**Proffitt and Holt** are delighted to bring to the market this charming three-bedroom end-of-terrace property, offering an excellent blend of comfort, practicality, and modern style.

The property provides a bright and welcoming atmosphere throughout, creating an ideal home for families or professionals alike. Thoughtfully arranged with a contemporary feel, the house offers well-balanced living accommodation and a cosy yet peaceful environment, perfectly suited for modern day living.

Externally, the property benefits from a low-maintenance garden, ideal for enjoying sunny days and outdoor dining. Additional advantages include off-street parking and a single garage, further enhancing the practicality and appeal of this attractive home.

Situated in the highly desirable village of Kings Langley, the area is renowned for its historic charm and picturesque Hertfordshire countryside setting. Residents benefit from excellent transport links, a range of local shops, and various leisure facilities, making it a particularly attractive location for both families and professionals.

Kings Langley is also well served by several highly regarded schools, offering convenience for families with children. The surrounding countryside provides plentiful opportunities for walking, cycling, and other outdoor pursuits, while the village maintains a strong sense of community. With easy access to larger nearby towns such as Watford, Kings Langley successfully combines rural tranquillity with the conveniences of modern living.





## Tooveys Mill Close

### 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. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school. Kings Langley station is approximately 1.3 miles away and offers a regular mainline service London Euston and Birmingham. The M25 is accessed at Junction 20 and provides access to the general motorway network and airports. Council Tax band: E / Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedroom End of Terrace
- Tastefully Presented Throughout
- Low Maintenance Garden
- Modern Kitchen/Breakfast Room
- Re Fitted Bathroom
- Garage
- Walking Distance to Grand Union Canal





## General Information

### Services

For broadband and mobile speeds see:

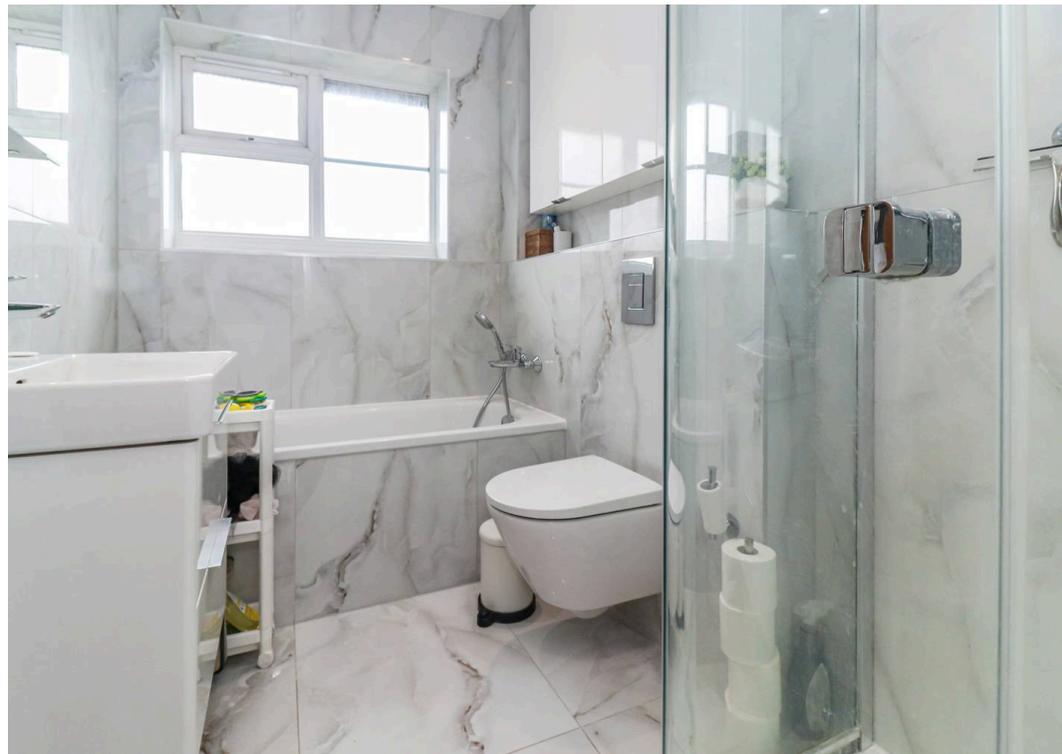
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.







TOOVEYS MILL CLOSE  
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## Proffitt & Holt

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