



Cecil Lodge Cottages, Bedmond Road, Abbots Langley  
£485,000

proffitt  
& holt





## Cecil Lodge Cottages, Bedmond Road

Abbots Langley



Situated within a private location, close to the village High Street, is this pretty three bedroom, locally listed character home, which offers many original features, whilst benefitting from a recently refitted kitchen and updated bathroom. The property also offers off street parking and a large, private garden, which is slightly offset to the rear of the house.

Internally, the property offers many character features, with a large sitting room with exposed beams and a central open fireplace, this in turn leads to an open plan kitchen dining space, with the kitchen offering a range of duck egg blue shaker style wall and base units, with work surfaces over and some integrated appliances. A door leads you to the rear courtyard and garden. The bathroom is located on the ground floor and offers a white suite comprising a low level WC, wash hand basin and bath. The room is neutrally decorated with white tongue and groove panelling to one wall and tiling over the bath. The first floor consists of three bedrooms, one large double with integrated wardrobes, which overlooks the gardens to the rear and two single bedrooms.

Externally, the property offers a well-stocked rear garden, which is laid mainly to lawn, with a small courtyard directly outside the kitchen door. To the front is a particularly attractive and quaint front garden, as well as off street parking for one car and additional residents parking.



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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.

Getting into London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.



- Three Bedrooms - Integrated Wardrobes to Master
- Large Private Garden
- Private Location Close to Abbots Langley High Street
- Character Cottage
- Spacious Living Room with Feature Fireplace
- Refitted Kitchen & Bathroom
- Guest Downstairs WC





## General Information

EPC - Energy Efficiency Rating: E

Council Tax Band: E

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.

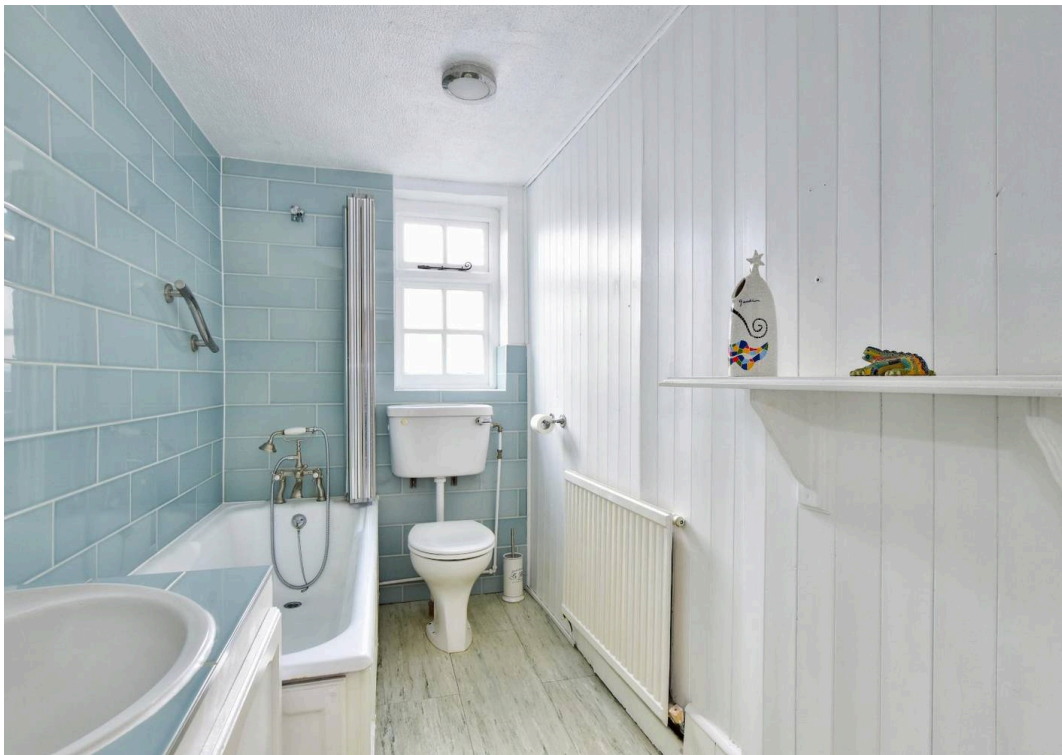
For broadband and mobile speeds see:

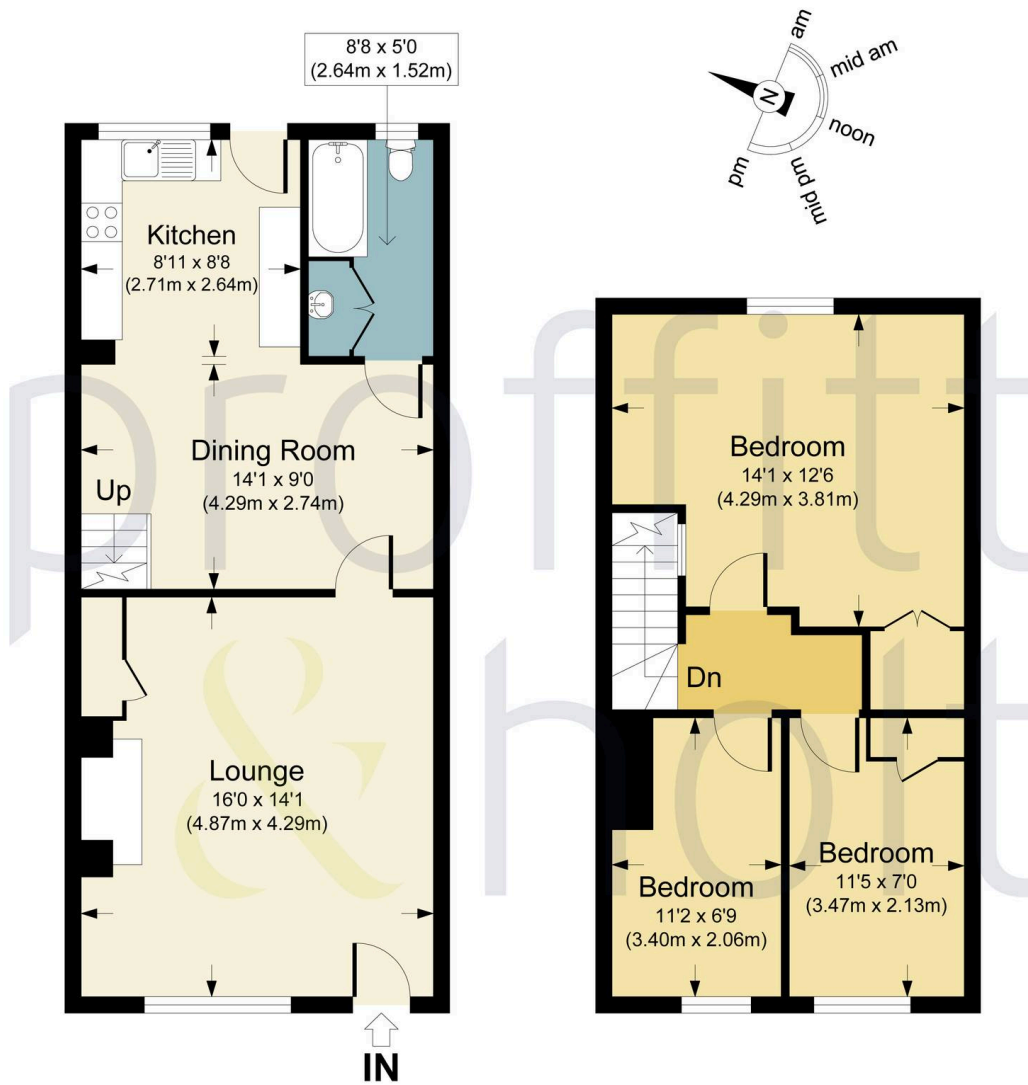
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

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







Ground Floor

First Floor

CECIL LODGE COTTAGES, WD5

APPROX. GROSS INTERNAL FLOOR AREA 866.71 SQ FT / 80.52 SQ M  
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