



De Havilland Way, Abbots Langley

In Excess of £300,000

proffitt  
& holt





## De Havilland Way

Abbots Langley, Abbots Langley

A charming two-bedroom warden assisted bungalow, exclusively available to those over 60, situated in a peaceful cul-de-sac within close proximity to local shops and essential amenities.

Offered to the market with no upper chain, this neatly presented home provides a fantastic opportunity for those seeking comfort, security and convenience all on one level. The accommodation itself is spacious and thoughtfully laid out, featuring a welcoming entrance hall that leads into a bright and airy living room, perfect for relaxing or entertaining guests. The kitchen is well-equipped and offers ample storage and workspace, complemented by a brand new boiler for enhanced energy efficiency and peace of mind.

Both bedrooms are generously sized and benefit from plenty of natural light, with the main bedroom providing built-in wardrobe for additional storage and the second bedroom offering direct access out to the gardens. The shower room is easily accessible, designed with comfort in mind.

Residents will appreciate the added reassurance of a part time warden and emergency pull cord system, as well as the sense of community fostered by this well-maintained development. Additional benefits include residents parking, communal laundry room, partly boarded loft, your own private patio area and the use of the beautifully maintained communal gardens, creating a welcoming environment for all.

Viewing is highly recommended to fully appreciate the quality and appeal of this delightful bungalow, which represents an ideal choice for those seeking a relaxed and secure lifestyle with all the benefits of single-level living.



## De Havilland 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.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Warden Assisted Bungalow For The Over 60's
- No Upper Chain
- Private Patio Plus Beautiful Communal Gardens
- Residents Parking
- Quiet Cul-De-Sac
- Close Proximity To Local Shops
- 2 Bedrooms
- New Boiler
- Neatly Presented Throughout





## General Information

### 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.

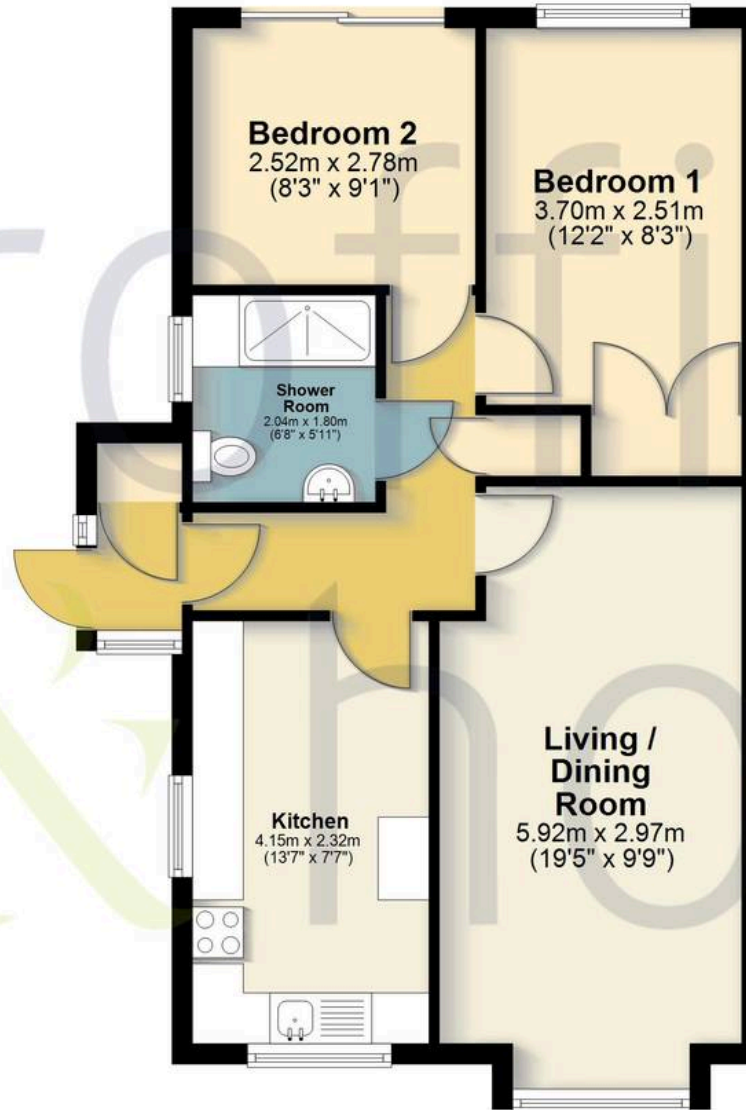






## Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



Total area: approx. 56.3 sq. metres (605.6 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 -

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Plan produced using PlanUp.





# Proffitt & Holt

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