



Tanners Hill, Abbots Langley
£445,000

proffitt
& holt





Tanners Hill

Abbots Langley

An immaculately presented three-bedroom mid-terraced Victorian character property, offered to the market with no upper chain and ready for immediate occupation.

The accommodation is bright and welcoming, with impressive high ceilings throughout that create a wonderful sense of space and light.

The ground floor boasts a thoughtfully designed open-plan kitchen, living and dining area, ideal for both relaxing and entertaining, with contemporary finishes that complement the home's period character. Modern appliances and ample storage are seamlessly integrated, combining style and practicality. The family bathroom is finished in a traditional style.

Upstairs, the main bedroom is a comfortable double bedroom complete with its own en-suite shower room for added comfort and privacy. Having recently been refitted, the en-suite is finished to a high standard, with quality fixtures and a fresh, modern feel. Two further bedrooms provide flexible accommodation, suitable for a growing family, guests or home working. Each room is tastefully presented, reflecting the property's well maintained condition and attention to detail.

This charming home is ideally situated within easy walking distance of local shops, parks and well-regarded schools, making it an excellent choice for families and professionals alike.

The blend of Victorian charm and modern living, combined with the convenience of a central location and the benefit of no upper chain, makes this a highly appealing home.



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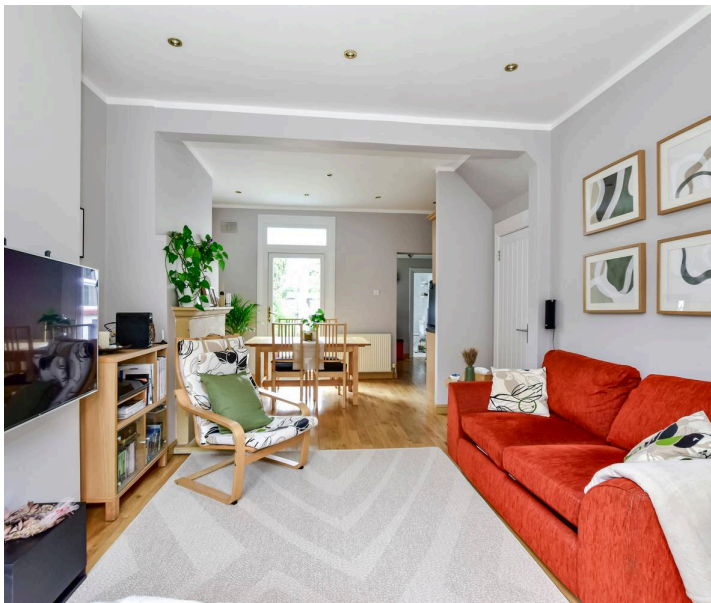
Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upper Chain
- Immaculately Presented Throughout
- Bright Spaces With High Ceilings
- Victorian Character Property
- En-Suite Shower Room To Main Bedroom
- Open-Plan Kitchen And Living
- Landscaped Rear Garden
- Short Walk To Local Shops, Parks and Schools





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.

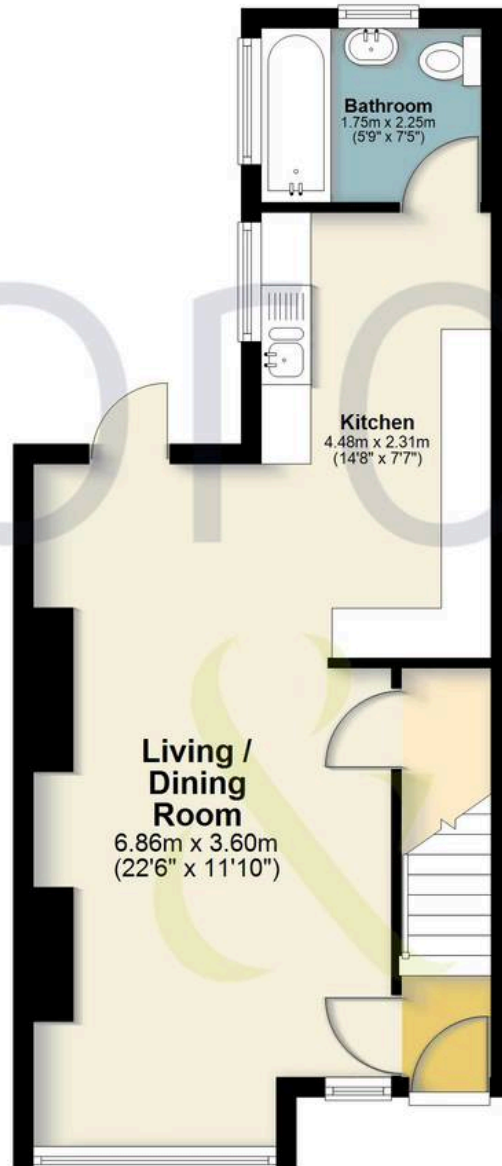






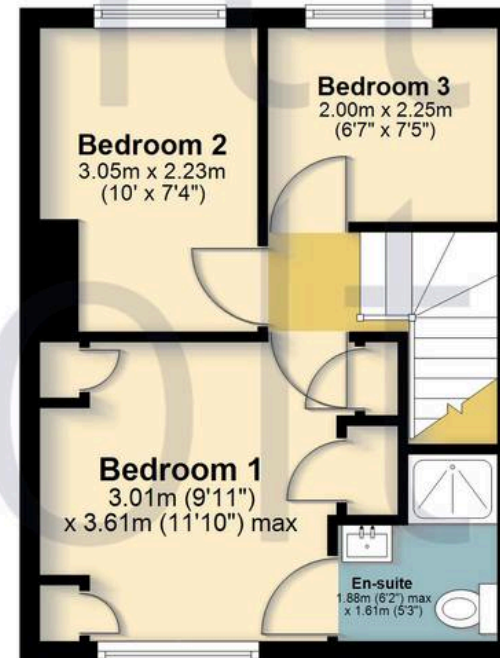
Ground Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 68.9 sq. metres (741.6 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 - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





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