



Great Park, Kings Langley

Guide Price £589,950

proffitt
& holt





Great Park

Kings Langley



We are delighted to introduce this well presented three bedroom terraced family home, perfectly positioned in a highly sought-after village location renowned for its convenience and community spirit.

The accommodation itself is both spacious and thoughtfully arranged, offering versatile living for modern family life. Upon entering, you are welcomed by a bright and airy entrance hall that leads into a generous lounge, ideal for relaxing evenings or entertaining guests. The ground floor further boasts a conservatory, providing an additional light-filled reception space that can be enjoyed all year round. The kitchen is well-appointed with ample cupboard and counter space, making it a practical hub for daily meal preparation. The property benefits from an additional room on the ground floor, which is currently used as a bedroom but could easily serve as a study, playroom or snug, depending on your needs. For those working from home, a dedicated separate home office offers a quiet and private environment, ensuring productivity without compromise. Upstairs, you will find three well-proportioned bedrooms, each offering generous storage solutions and plenty of natural light, making them comfortable retreats at the end of the day. The family bathroom is tastefully finished and serves all bedrooms conveniently. Throughout the home, there is ample storage, including built-in wardrobes and additional cupboards, ensuring a clutter-free living environment. The property further benefits from driveway parking for two vehicles.

Residents will appreciate the excellent motorway and transport links, making commuting to nearby towns and cities both straightforward and efficient. Additionally, the home is within just a short walk of local shops, schools and amenities, providing everything you need for day-to-day living right on your doorstep. Viewing is highly recommended to fully appreciate the flexibility, comfort and quality this wonderful home offers.



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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. The village has both a sought after primary and secondary school. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. 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.

- Excellent Motorway and Transport Links
- Three Bedroom Family Home
- Additional Bedroom/Study Downstairs
- Lounge & Conservatory
- Pleasant Rear Garden
- Driveway Parking For Two Vehicles
- Separate Home Office
- Ample Storage
- Popular Village Location
- Close To Shops, Schools & Amenities





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

Council Tax Band: D

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:

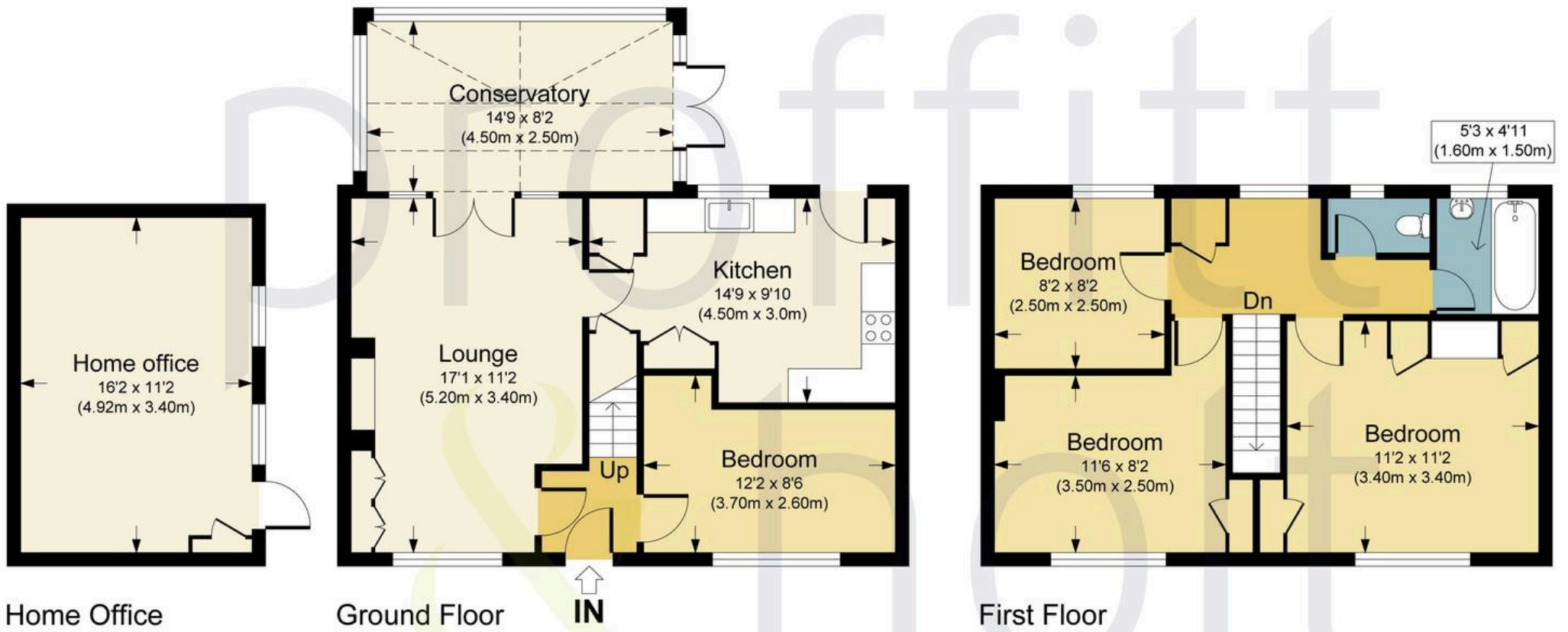
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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



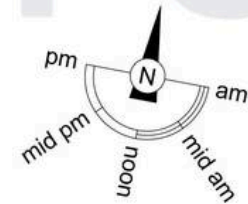




GREAT PARK, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1201.57 SQ FT / 111.63 SQ M. INC. HOME OFFICE

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