



Abbots Road, Abbots Langley

Offers Over **£950,000**

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& holt





Abbots Road

Abbots Langley

We are delighted to introduce this impressive five/six bedroom family home, perfectly positioned in a highly sought after location within walking distance to Abbots Langley High Street and boasting excellent transport links nearby. Set over three thoughtfully extended floors, the accommodation itself is spacious and well-presented throughout, making it ideal for growing families or those seeking versatile living arrangements.

Upon entering, you are welcomed by a bright and inviting hallway which leads to a generous selection of reception rooms, providing ample space for both relaxing and entertaining. The heart of the home is the expansive kitchen and dining area, designed with both style and practicality in mind, offering plentiful storage and worktop space for keen cooks. Each of the five bedrooms is a genuine double, ensuring comfort and privacy for every member of the household, while the flexible layout allows for a dedicated home office or playroom if desired. The bathrooms are finished to a high standard, with the current owners opting for modern fixtures and fittings that add a touch of luxury to daily routines.

The property benefits from ample driveway parking, making it convenient for families with multiple vehicles or guests. The overall presentation is immaculate, with tasteful décor and quality finishes evident throughout every room.

Located just a short stroll from local shops, schools and amenities, this home provides the perfect balance of convenience and tranquillity. Viewing is highly recommended to fully appreciate the space, quality and lifestyle on offer in this exceptional family residence.



Abbots Road

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.

- Five Double Bedrooms
- Highly Sought After Location
- Extended
- Set Over Three Floors
- Walking Distance to Abbots Langley High Street
- Generous Rear Garden
- Ample Driveway Parking
- Excellent Transport Links
- Well Presented Throughout
- Summerhouse In Garden





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

Council Tax Band: F

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.











44A ABBOTS ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 2310.68 SQ FT / 214.67 SQ M. INC. SUMMER HOUSE

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Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

