



Toms Lane, Kings Langley

Guide Price £875,000

proffitt
& holt





Toms Lane

Kings Langley



We are delighted to introduce this beautifully presented three-bedroom detached bungalow, nestled in a highly sought-after location that combines both convenience and tranquillity.

The accommodation itself is thoughtfully arranged to offer practical family living, with a spacious and welcoming entrance hall that leads into the heart of the home. The open plan kitchen and breakfast room is a real highlight, boasting modern fittings, underfloor heating, bi-fold doors and ample space for dining and entertaining, making it the ideal setting for both everyday meals and special gatherings. Adjacent to the kitchen, you will find a useful utility room and a convenient downstairs WC, perfectly designed to cater for busy households.

The generous proportions of the living spaces are complemented by tasteful décor and an abundance of natural light throughout, creating an inviting atmosphere in every room. Each of the three bedrooms is well-sized, offering flexibility for growing families, guests, or those seeking a home office.

The property is immaculately maintained, with the current owners ensuring every detail is finished to a high standard.

Additional features include landscaped rear garden with decking area and front driveway parking, providing ease and security for multiple vehicles.

Viewing is highly recommended to fully appreciate the quality and versatility this charming bungalow has to offer.



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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.

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.

- Three Bedrooms
- Detached
- Bungalow
- Open Plan Kitchen/Breakfast Room
- Underfloor Heating in the Kitchen/Breakfast Area
- Generous Decking Area and Landscaped Garden
- Utility and Downstairs WC
- Driveway Parking
- Sought After Location
- NO UPPER CHAIN





General Information



EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: E

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.

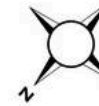
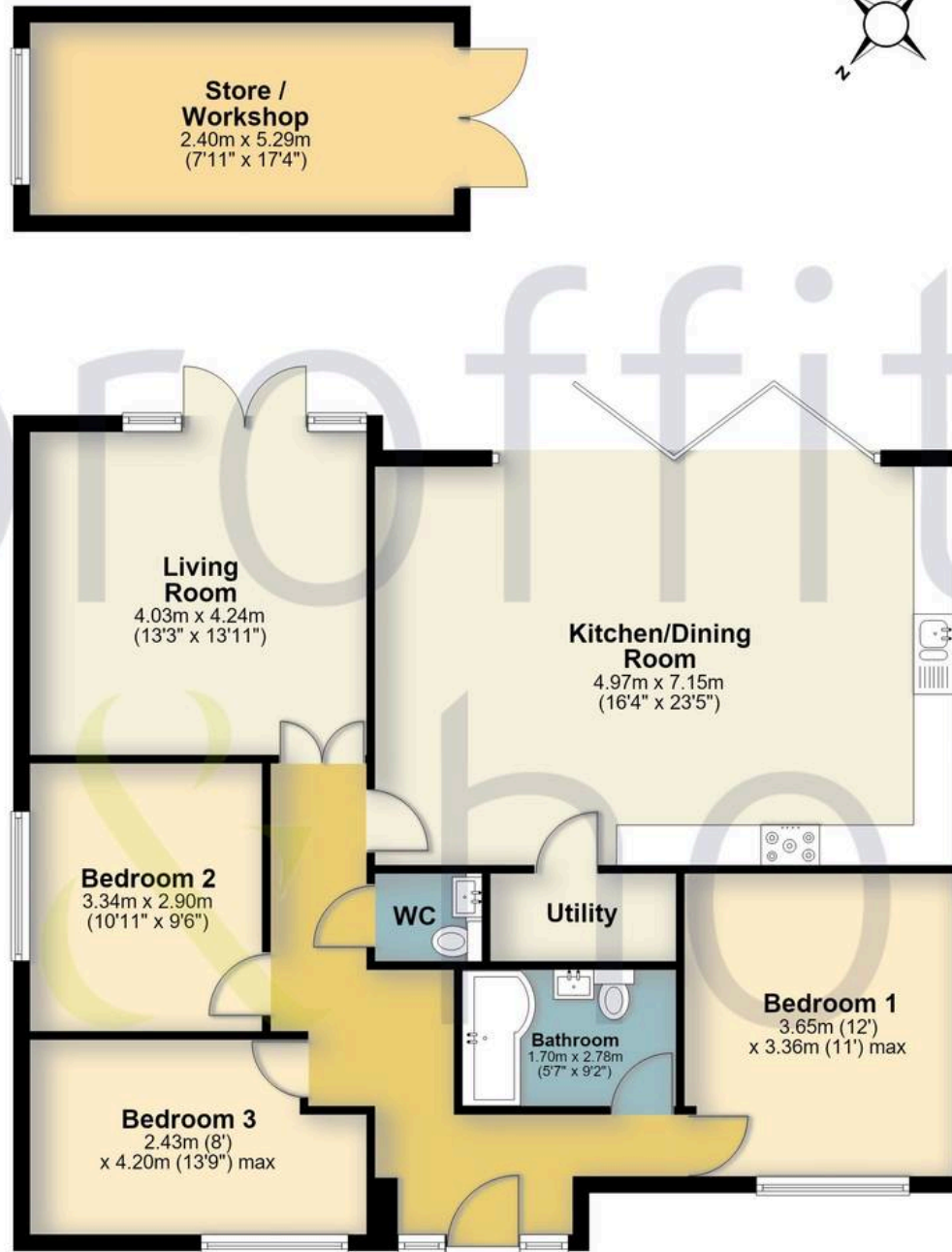






Ground Floor

Approx. 121.0 sq. metres (1302.7 sq. feet)



Total area: approx. 121.0 sq. metres (1302.7 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.





Proffitt & Holt

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