



# Kings Meadow, Kings Langley

Guide Price £750,000

proffitt  
& holt





## Kings Meadow

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available 4 bedroom 2 bathroom detached residence situated in a highly sought after location within the heart of Kings Langley village.

Located in a quiet cul de sac, the property occupies a substantial corner plot offering ample privacy and enjoys idyllic views to the rear, BACKING ONTO THE GRAND UNION CANAL. Kings Langley village centre with all of its amenities is within walking distance and there is also excellent access to the major road links M1 and M25 and Kings Langley mainline station.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

- Four Bedrooms
- Detached
- Sought After Location
- Garage and Driveway Parking
- Backs onto the Grand Union Canal
- Stunning Views
- Kings Langley
- Walking Distance to the Village
- A Short Walk to the Station





## Kings Meadow

### Kings Langley

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 is a short walk away and provides a service between London - Birmingham (Euston approximately 30 mins). The M25 is accessed at Junction 20 and provides access to the general motorway network and airports. Kings Meadow is located in a great position within the village in a quiet cul-de-sac off Rectory Lane. The village shops offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.





## General Information

EPC – Energy Efficiency 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.

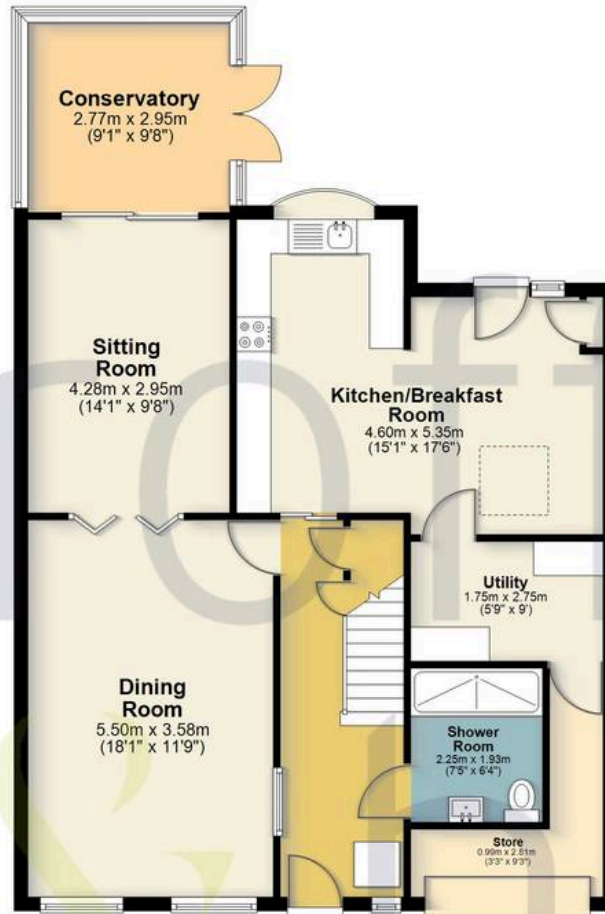






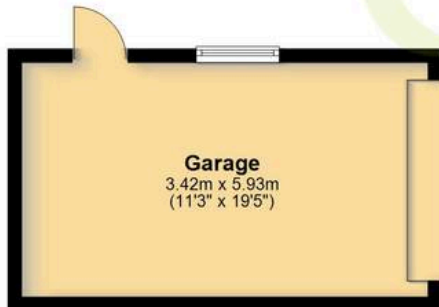
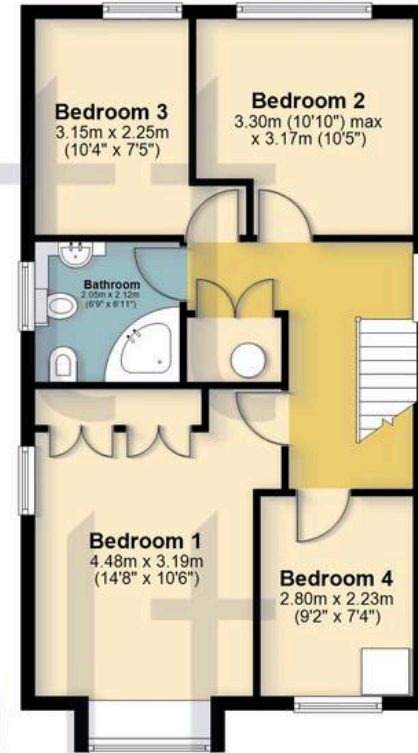
### Ground Floor

Approx. 108.4 sq. metres (1166.9 sq. feet)



### First Floor

Approx. 56.0 sq. metres (603.1 sq. feet)



Total area: approx. 164.4 sq. metres (1770.1 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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