

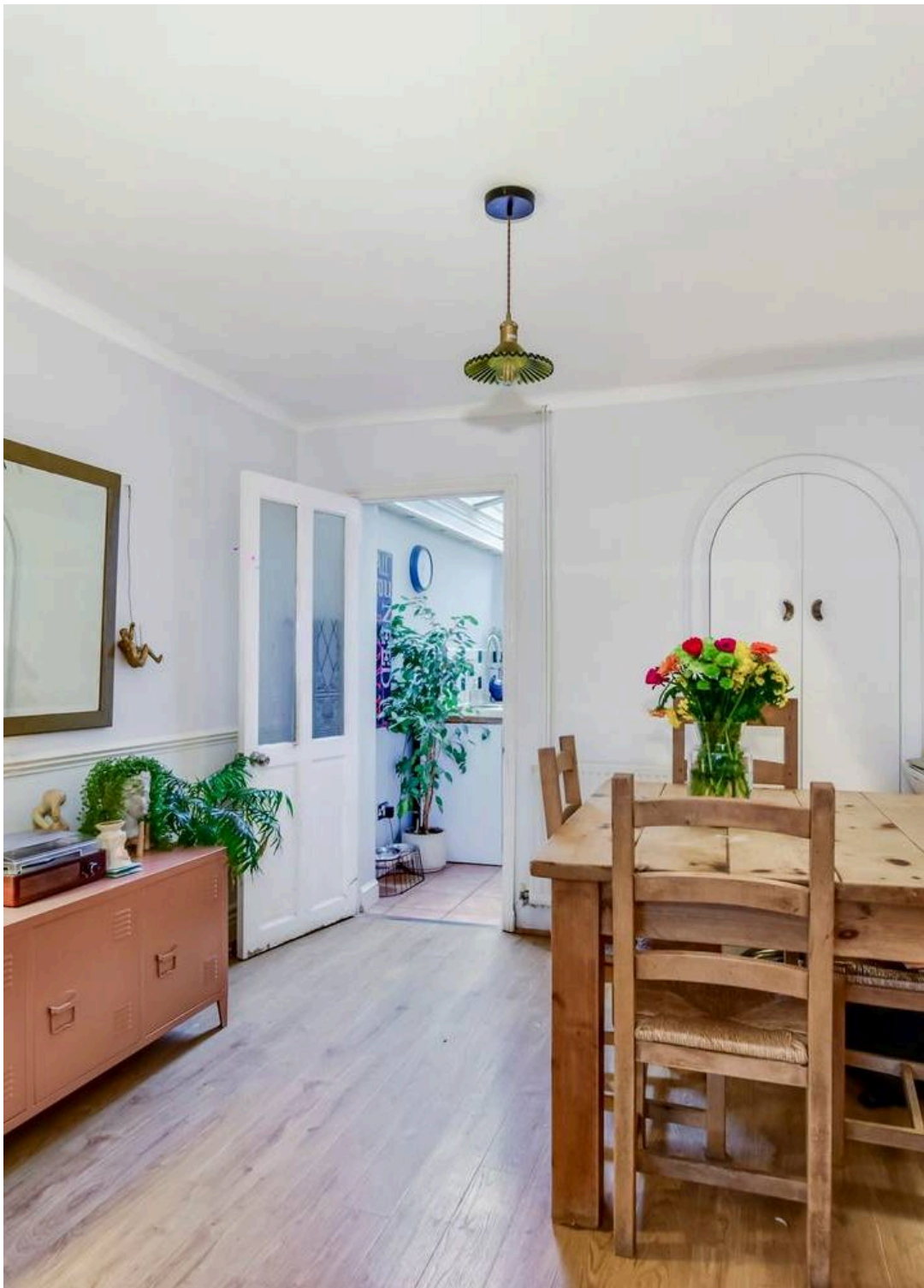


Breakspeare Road, Abbots Langley

Guide Price £450,000

proffitt  
& holt





## Breakspeare Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this well presented two bedroom, two bathroom period property located in the heart of Abbots Langley and offering an abundance of character and period features throughout.

Located just a short walk from the village high street and all its local amenities this property is conveniently situated for a host of nearby transport links and highly regarded local schooling.

Internally, the property comprises entrance porch, open plan living/dining room, kitchen, utility room, downstairs bathroom, two well proportioned first floor bedrooms and an en suite bathroom.

Externally, the property excels with a generous and private rear garden which is mainly laid to lawn and also boasts a fully powered and versatile garden room which could be used for those wishing to work from home.

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





## Breakspeare 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

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Two Bedrooms
- Two Bathrooms
- Period Property
- Utility Room
- Garden Room
- Walking Distance to Village
- Abbots Langley





*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

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.







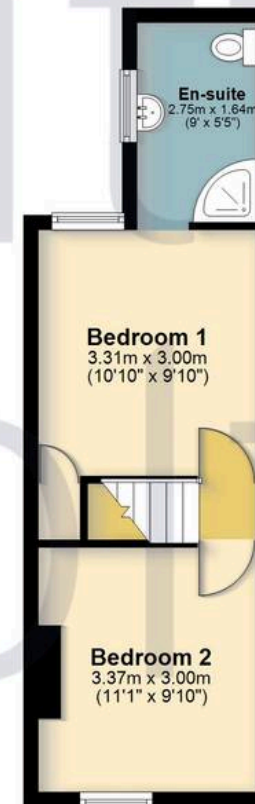
## Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.5 sq. feet)



Total area: approx. 78.4 sq. metres (844.0 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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