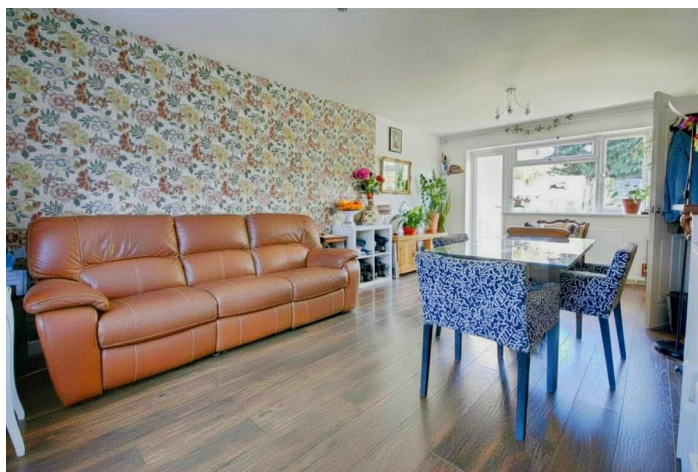


FREEHOLD



House - Semi-Detached (EPC Rating: C)

TIBBS HILL ROAD, ABBOTS LANGLEY,
WD5 0DU

£540,000

3 Bedroom House - Semi-Detached located in Abbots Langley

Versatile three-bedroom family home with open-plan living, modern kitchen and downstairs WC.

Useful loft room with potential (STPP), upgraded utility area, and contemporary bathroom.

Off-street parking, private garden and ideally located for village amenities and schooling.

Approach

The front garden offers off-street parking via a private driveway, along with an additional lawned area bordered by hedging for privacy. There is potential to extend the driveway to create further parking if required.

Entrance Hall

A welcoming and light-filled entrance hall sets the tone for the home, offering a practical space for coats and shoes while leading seamlessly into the main living areas. The layout provides an immediate sense of flow and openness.

Lounge / Dining Room

A bright and spacious open-plan living and dining area forms the heart of the home. This versatile space is enhanced by warm hardwood flooring, vibrant décor, and attractive views over the rear garden. Ideal for both relaxing evenings and entertaining guests, it comfortably accommodates a range of furniture layouts for modern family living.

Kitchen

The fitted kitchen is thoughtfully designed with an array of cabinetry, generous recently replaced worktop space and integrated appliances. Recently installed boiler. Access to useful pantry.

Lean To / Utility Area

A purpose built utility area which has thoughtfully been upgraded by our vendors. With access from the kitchen as well as from the front of the house and the rear via a stable door to the garden, which further enhances functionality offering additional storage. Plumbing is in place for a sink and washing machine if desired.

Newly added Downstairs cloakroom
WC and sink.

First Floor

Bedroom One

A well-proportioned double bedroom with a front

aspect, pendant lighting, and newly laid flooring, offering ample space for wardrobes and additional furnishings.

Bedroom Two

A generous second bedroom overlooking the quiet rear aspect, suitable for a small double bed and offering plenty of space for storage, with abundant natural light.

Bedroom Three

A good-sized single bedroom ideal as a child's room, nursery, or home office. This room also provides access to the loft space.

Family Bathroom

A contemporary family bathroom featuring both a walk-in shower and a separate bath. A charming quirk is the built-in audio speakers with remote control providing instant music - perfect for anyone who enjoys singing in the shower!

Loft Room (Partially Converted)

Accessed via stairs from the third bedroom, the partially converted loft provides a highly adaptable space. Ideal as a home office, studio, or it could be further extended to create potential fourth bedroom (subject to necessary consents) and also offers excellent additional storage.

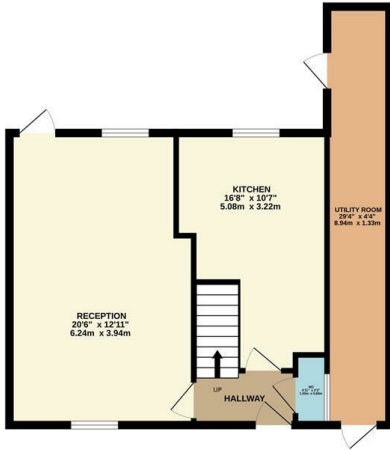
Rear Garden

A thoughtfully laid out and secluded private rear garden, mainly laid to lawn and bordered by established planting. A paved patio area provides the perfect setting for outdoor dining, entertaining, or relaxing in a tranquil environment.

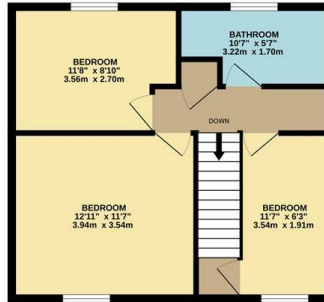


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

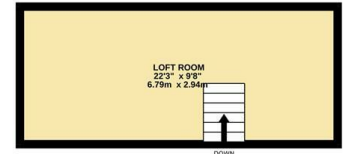
GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



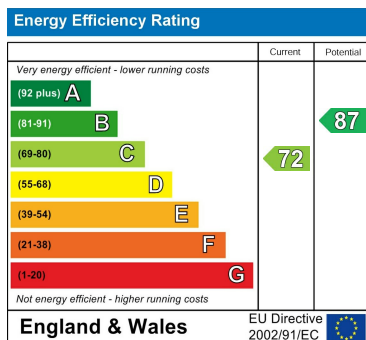
TOTAL FLOOR AREA: 1255 sq.ft. (116.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the