

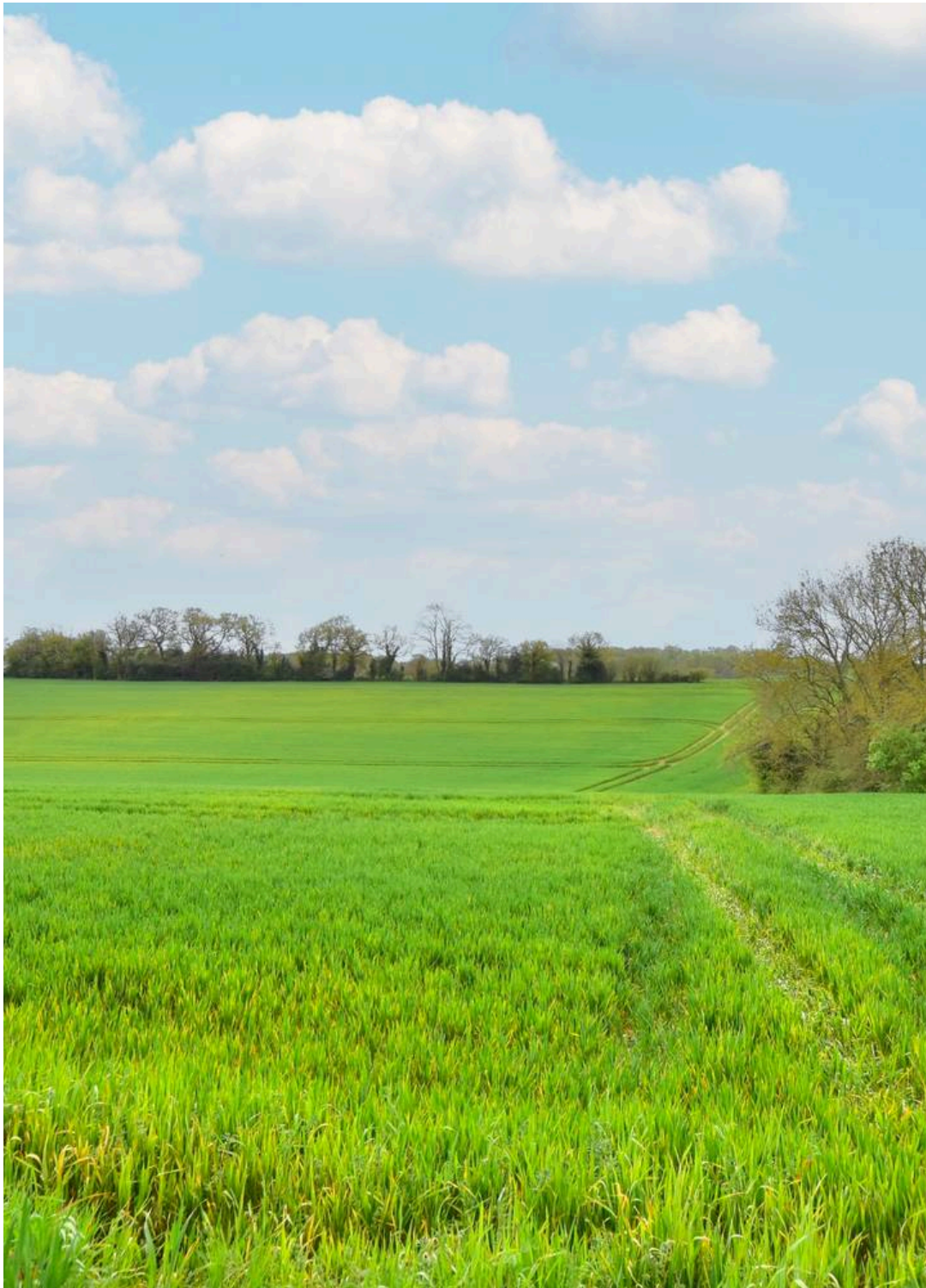


Toms Lane, Kings Langley

Guide Price £875,000

proffitt  
& holt





## Toms Lane

Kings Langley



Proffitt and Holt are delighted to introduce this beautifully presented four bedroom semi detached family home, perfectly positioned within walking distance to the station and offering stunning, and far reaching views to the rear over open countryside. The accommodation itself is thoughtfully arranged to suit modern family living, featuring a welcoming entrance hall that leads into a spacious and tastefully decorated living area, as well as a convenient downstairs WC adding further practicality to the layout.

The heart of the home is undoubtedly the beautiful open plan kitchen and breakfast room, which has been designed to create a light-filled and sociable space ideal for both every-day living and entertaining guests. The kitchen is finished to a high standard, with contemporary fittings and ample storage, seamlessly flowing into a generous dining area that enjoys those impressive rear views. The property is set over three floors with the first boasting three well proportioned bedrooms and a modern family bathroom suite. Each bedroom is equally well presented, offering flexibility for family, guests or even a dressing room or nursery as required. Whilst the second floor houses a master suite complete with its own stylish en-suite shower room, providing a private retreat for relaxation.

As well as a generous driveway, the property also benefits from a garage, providing secure parking or additional storage, and a dedicated home office, perfect for those who work from home or require a quiet study area. Throughout, the house is immaculately maintained and tastefully decorated, allowing new owners to move straight in and enjoy the welcoming atmosphere. With its South facing rear garden and outstanding views to the rear, versatile living spaces and proximity to local amenities and transport links, this is a rare opportunity to acquire a truly impressive family home in a highly sought-after location.

Viewing is highly recommended to fully appreciate all that this wonderful property has to offer.



## Toms Lane

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. 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. 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.



- Four Bedrooms
- Semi Detached Family Home
- Stunning Views to the Rear
- South Facing Garden Backing Onto Fields
- Beautiful Open Plan Kitchen/Breakfast Room
- Tastefully Presented Throughout
- En-Suite to Master Bedroom
- Downstairs WC
- Garage and Home Office
- Walking Distance to Station



## General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: E

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.





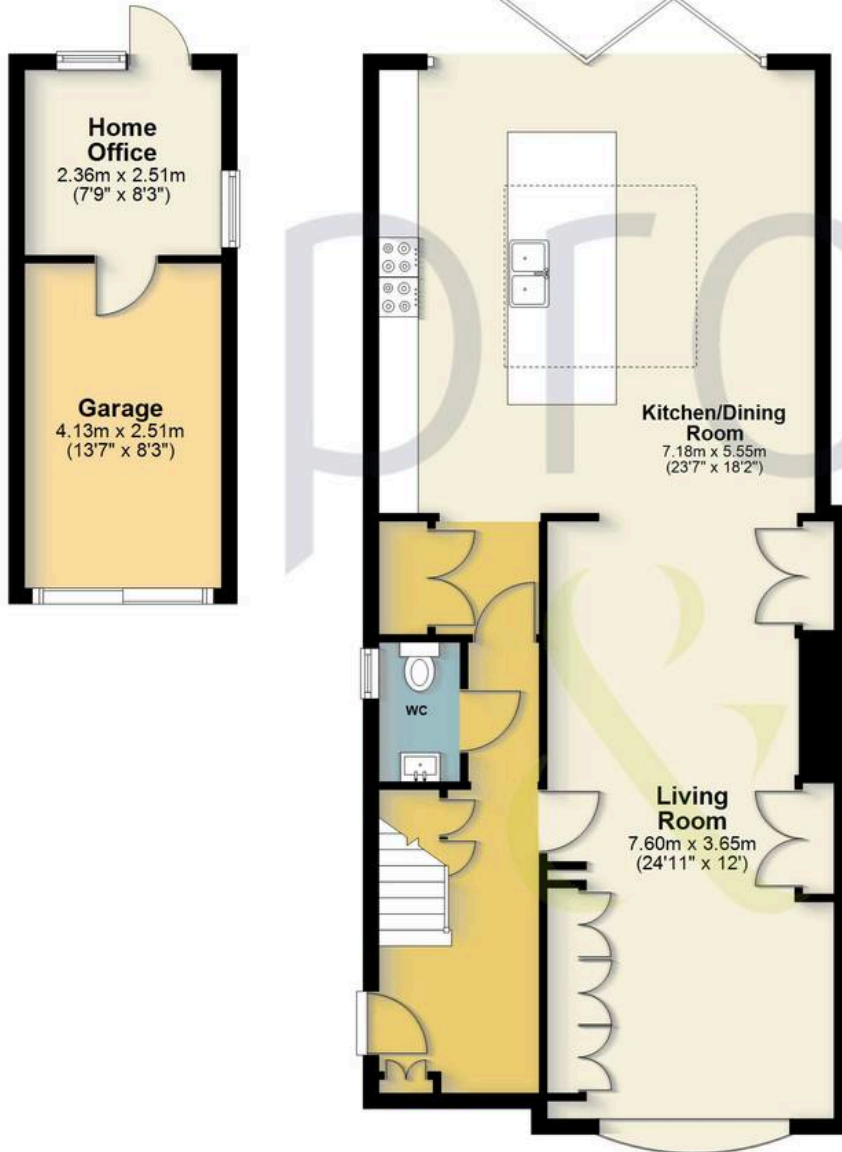






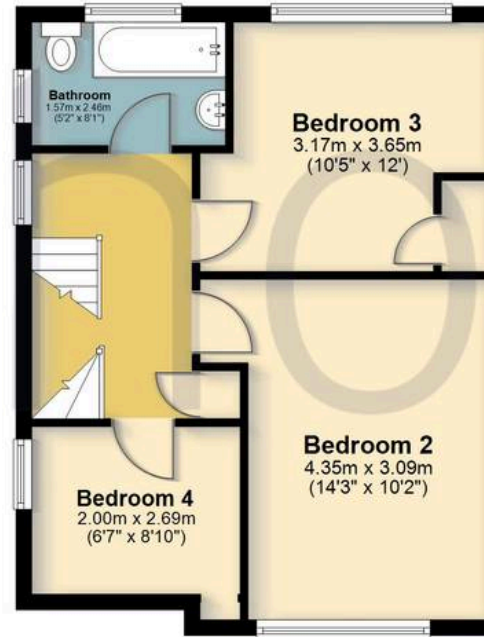
### Ground Floor

Approx. 92.0 sq. metres (989.9 sq. feet)



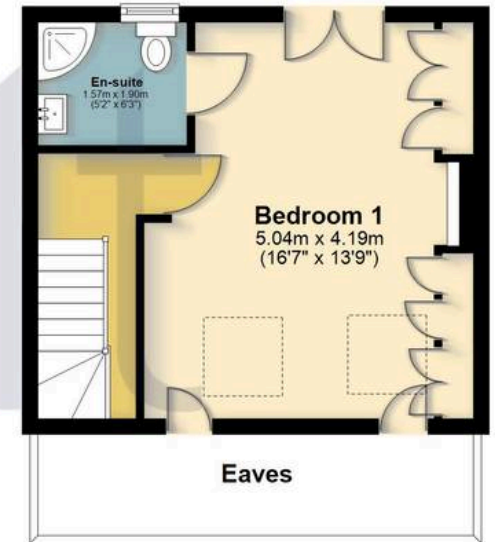
### First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



### Second Floor

Approx. 27.9 sq. metres (300.7 sq. feet)  
(excluding Eaves)



Total area: approx. 163.2 sq. metres (1756.5 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

