



Langley Hill, Kings Langley

In Excess of £850,000

proffitt  
& holt





## Langley Hill

### Kings Langley

Sitting on old Palace grounds, this unique home has been sympathetically restored by the current owners and a wealth of character features have been retained. Located on Kings Langley's most prestigious road and within a short walk of the High Street and local schooling, it's a rare opportunity to purchase a beautiful home with such historical significance within the village.

The ground floor offers wonderful living space, with the main sitting room being semi open plan to the kitchen. It's a lovely bright room with traditional open fire and doors out to a sun terrace. Stepping through in to the kitchen diner, it's another bright and welcoming space with bi-folding doors leading out to the garden. The kitchen has been refitted to a high specification and offers a range of integrated appliances, as well as stone worktops. The separate utility room has recently been refitted.

There is a spacious bedroom on the ground floor but the house offers versatility and could be utilised for different purposes to suit a new occupier. There is also the addition of a guest cloakroom and a tastefully fitted family bathroom on the ground floor.

Upstairs is accessed via the original oak staircase to a landing space that leads to three well-appointed double bedrooms, two with built in storage, as well as a spacious family bathroom. Two of the bedrooms are South facing and have lovely views over fields adjacent to the house.

Externally, the rear garden wraps round the house and has been recently landscaped. There are various stores, one of which sits to the side of the house and is particularly sizeable and well built. There is also parking to the front for numerous vehicles.



## Langley Hill

### Kings Langley

Kings Langley village 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 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- 4 Double Bedrooms
- Open Plan Living Accommodation
- Utility Room
- 2 Bathrooms
- Guest Cloakroom
- Plenty of Character Features
- Refurbished Throughout
- Parking for Numerous Vehicles
- Superb Location within a Short Walk of Kings Langley High Street





## General Information

EPC - Energy Efficiency Rating: E

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

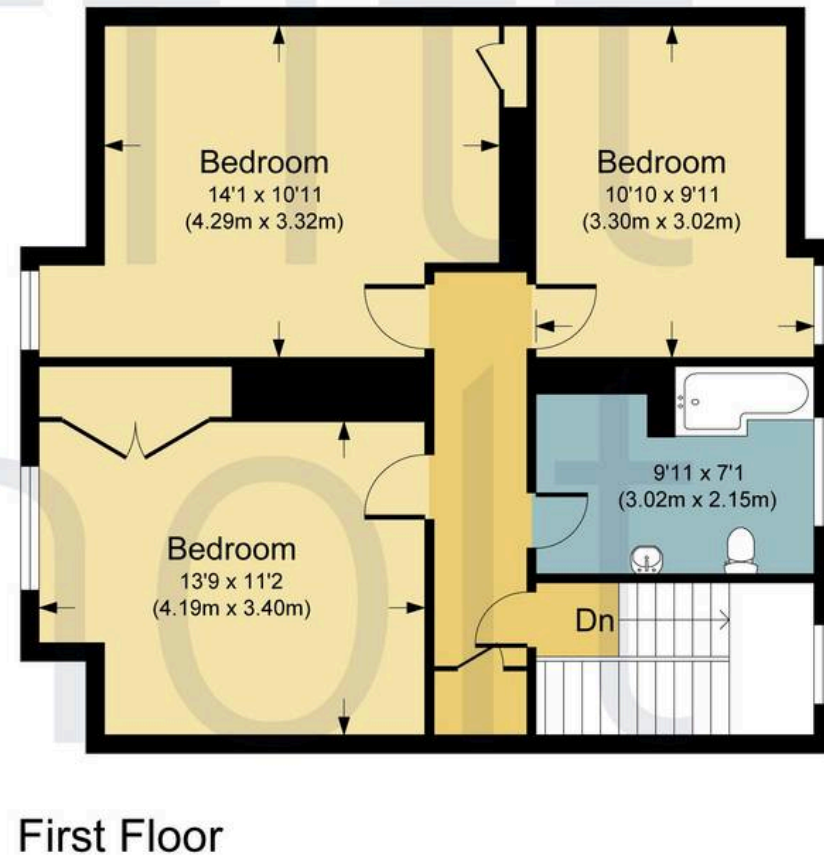
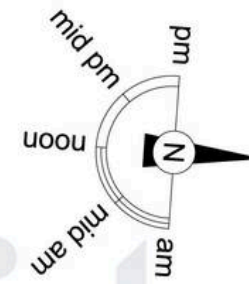
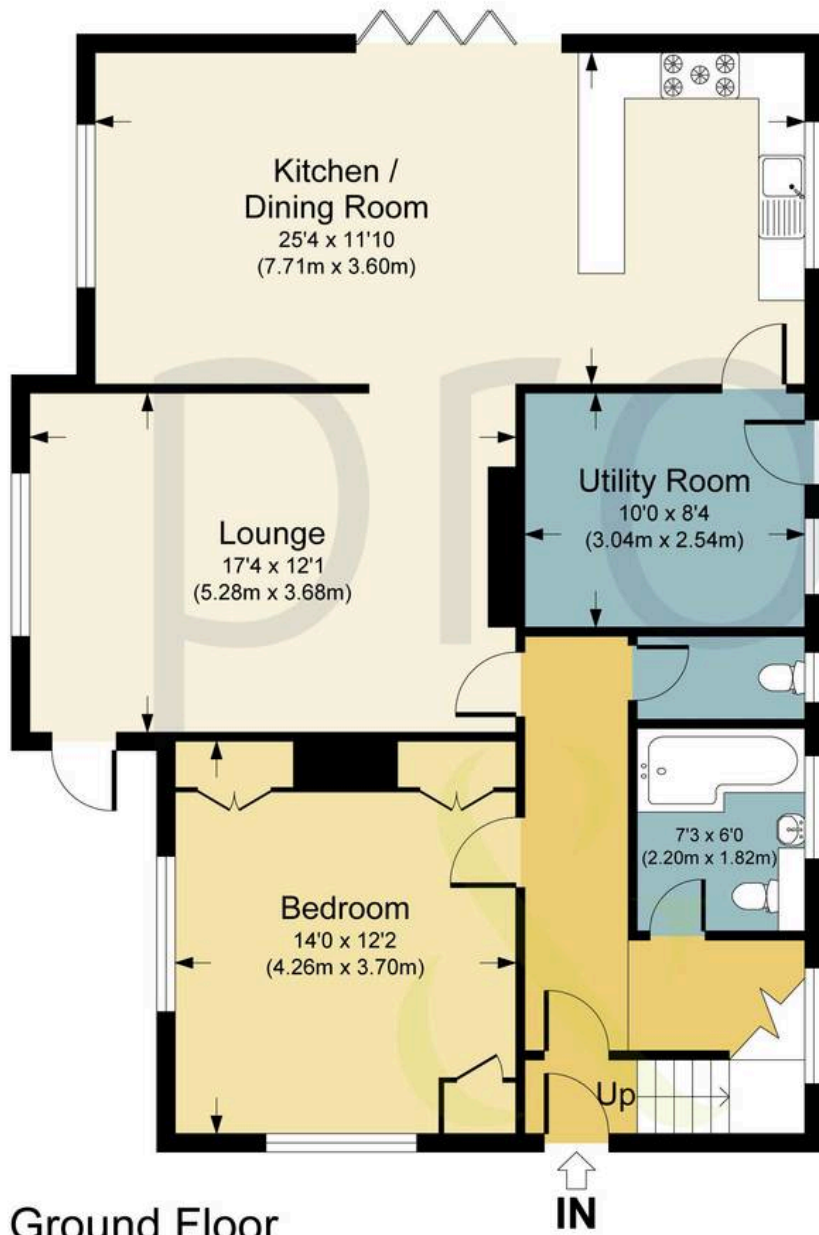
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











## PRIORY LODGE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1623.84 SQ FT / 150.86 SQ M.

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# Proffitt & Holt

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