



**Magnolia Avenue, Abbots Langley, WD5 0SW**  
**Asking price £440,000**

**Sears & Co**  
estate & letting agents



An extended and superbly presented two bedroom semi detached family home, situated in this popular position on Magnolia Avenue, Abbots Langley, WD5.

Accommodation includes an entrance hallway, impressive family room with a modern refitted kitchen and living/dining area, downstairs w/c, two first floor double bedrooms and refitted family bathroom with a four piece white suite.

Externally the property further benefits from two allocated parking spaces and a garden (with useful home office/gym). Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Entrance Hallway

Herringbone style flooring. Access to the kitchen/living/dining room.

### Kitchen/Living/Dining Room

Two double glazed windows. Double glazed doors to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated oven with hob and extractor fan over. Space for a free standing fridge freezer, washing machine and slimline dishwasher. Stainless steel sink with drainer unit and mixer tap. Tiling to splash back areas. Herringbone style flooring. Recessed down flooring. Storage cupboard. Two vertical radiators. Access to the w/c.

### W/C

Fitted with a cabinet enclosed wash hand basin and a low level w/c. Recessed down light. Extractor fan. Herringbone style flooring.

### First Floor Landing

Storage cupboard. Access to the loft. Access to the family bathroom and two bedrooms.

### Bedroom

Double glazed window. Radiator. Built in wardrobes. Recessed down lighting.

### Bedroom

Two double glazed windows. Radiator. Built in wardrobes.

### Family Bathroom

Double glazed window. Fitted with a four piece suite to include a tile enclosed bath with shower attachment, shower enclosure, cabinet enclosed wash hand basin and a low level w/c. Partially tiled walls. Tiled flooring. Chrome heated towel rail. Recessed down lighting. Extractor fan.

### To The Side

A garden arranged with areas of artificial lawn, patio and loose stones. Outside light. Enclosed predominantly by timber panel fencing. Access to the office/gym. Right of way access through the garden for the neighbouring property.

### Office/Gym

Double glazed window. Wood effect flooring. Recessed down lighting.

### To The Front

Gated side access to the garden. Storage cupboard. Outside light. Access to the front door.

### Parking

The property further benefits from two allocated parking spaces.

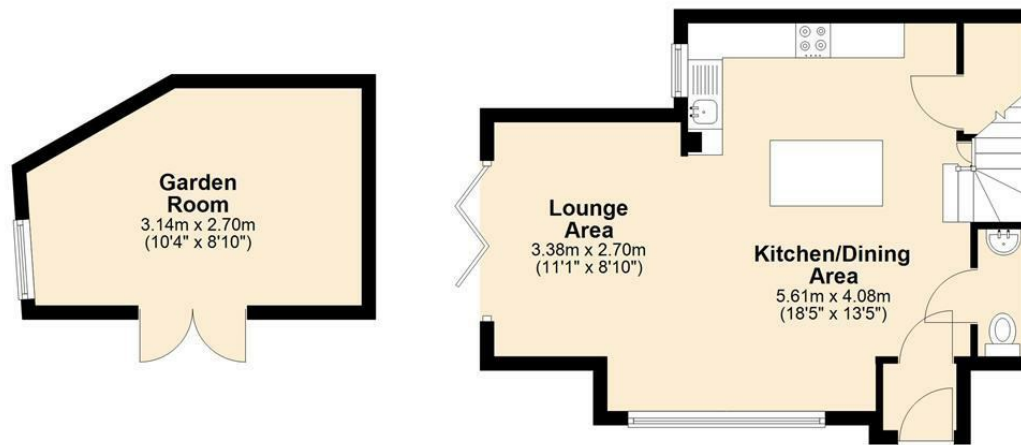


**Sears & Co**

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## Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)



## First Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



