



Gade Valley Close, Kings Langley

In Excess of £650,000

proffitt  
& holt





## Gade Valley Close

### Kings Langley

A beautifully refurbished four-bedroom semi-detached house, ideally situated just a short walk from the vibrant Kings Langley High Street. The accommodation itself is bright, spacious and thoughtfully designed, making it perfect for modern family living.

A stand out feature of the home is the tastefully refitted kitchen-breakfast room, which boasts contemporary finishes with contrasting shaker style units and high-quality appliances and plenty of storage/worktop space. The large living room which flows out to the garden offers a welcoming space to relax, while an additional separate reception room provides flexibility - whether you need a formal dining area, a family room, or a home office. The ground floor also benefits from a stylish guest W/C, adding further convenience. To the first floor there are 4 comfortable bedrooms, each benefitting from fitted wardrobes, providing ample storage and a sleek, cohesive look throughout the upstairs. Additionally, there is a contemporary refitted family bathroom.

Externally, the South-facing rear garden has been recently landscaped to offer a comfortable patio area, lawned space and attractive borders. Side access leads you to the front of the house, where there is a driveway for multiple vehicles that includes an EV charger, catering to the needs of eco-conscious buyers.

The entire property has been refurbished to an excellent standard, with attention to detail evident in every room. Modern fixtures and fittings blend seamlessly with the home's original character, creating a warm and inviting atmosphere. Viewing is highly recommended to fully appreciate the quality and thoughtful layout of this exceptional property.





## Gade Valley Close

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. 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.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Short Walk To Kings Langley High Street
- 4 Bedrooms - All With Fitted Wardrobes
- Refurbished Throughout
- Tastefully Refitted Kitchen
- Driveway With EV Charger
- Landscaped South-Facing Garden
- Large Living Room Plus Separate Reception Room
- Guest WC





*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.

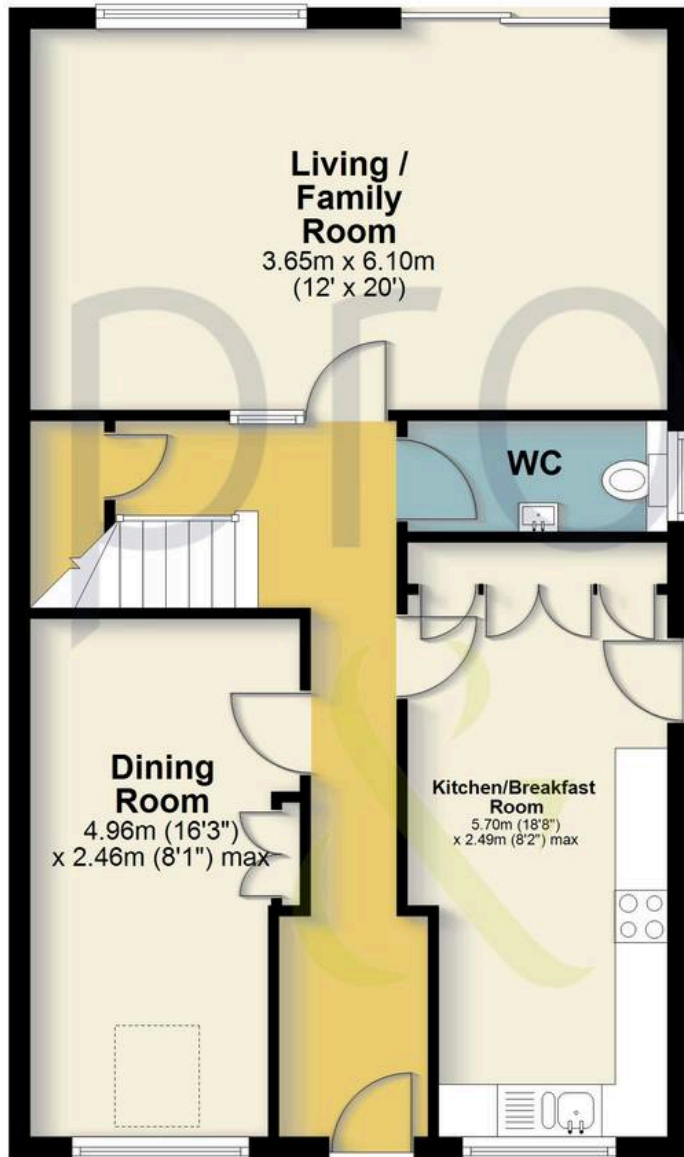






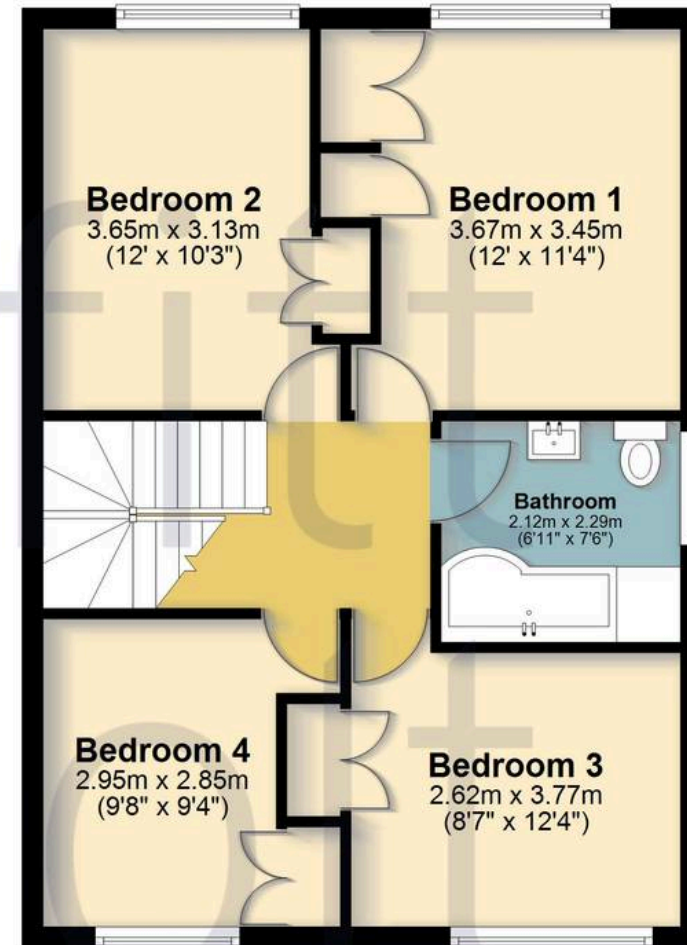
## Ground Floor

Approx. 64.3 sq. metres (691.7 sq. feet)



## First Floor

Approx. 52.4 sq. metres (564.5 sq. feet)



Total area: approx. 116.7 sq. metres (1256.1 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 -  
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Plan produced using PlanUp.





# Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

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

