



Toms Lane, Kings Langley

Guide Price £775,000

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& holt





Toms Lane

Kings Langley



This beautifully presented three-bedroom semi-detached 1930s family home perfectly combines timeless character with contemporary living, offering an exceptional standard of accommodation throughout. Situated on a popular road within close proximity of Kings Langley Train Station (travels in to London Euston in 25 minutes) yet surrounded by public walks through glorious fields that sit adjacent to the property.

Tastefully decorated and finished to a high specification, the property has been thoughtfully enhanced to create a stylish and practical home that is flooded with natural light from large windows, bi-fold doors and skylights. The heart of the property is the impressive open-plan kitchen and dining area, providing a fantastic space for both everyday family life and entertaining. The kitchen itself has been fitted in a sleek contemporary design and offers a number of integrated appliances, including an American style fridge/freezer. Complementing this is a separate snug/play room, utility room and convenient downstairs WC, as well as a comfortable formal sitting room and large cloakroom. Upstairs, the generous master bedroom benefits from fitted wardrobes and a modern en-suite shower room, while two further well-proportioned bedrooms are served by a beautifully appointed high specification family bathroom. All bedrooms boast fitted wardrobes/storage. Externally, the property continues to impress with a substantial rear garden extending in excess of 100ft, offering an excellent space for children to play, whilst a large patio area is perfect for outdoor entertaining. A versatile summer house provides the perfect setting for a home office, gym, studio, or additional entertaining space. To the front, a spacious driveway provides off-road parking for multiple vehicles.

Offering a wonderful blend of period charm, modern finishes, ample storage and generous living space both inside and out, this outstanding family home is ideally suited to buyers seeking a move-in-ready property in a highly desirable setting, whilst still offering further potential for loft conversion (STPP). Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



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Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively.

For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

- Traditional 1930's Family Home
- Large Open-Plan Kitchen-Diner
- Driveway For Multiple Vehicles
- Large Garden In Excess Of 100Ft With Summer House
- Master Bedroom With En-Suite And Fitted Wardrobes
- High Specification Family Bathrooms And En-Suite
- Utility Room And Downstairs W/C
- Tastefully Decorated And Move In Ready
- Large Semi-Detached Property Spanning 1,560 Sq Ft
- All Bedrooms Include Fitted Wardrobes/Storage





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

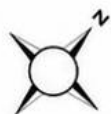
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











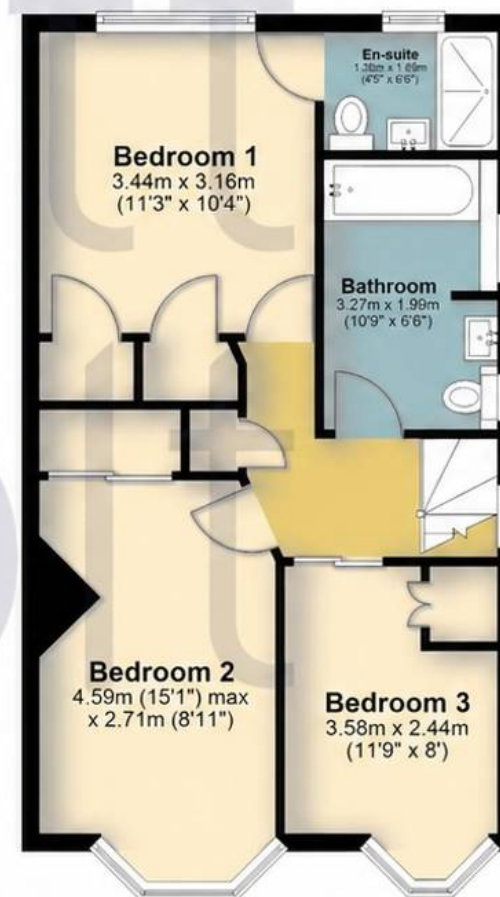
Ground Floor

Approx. 97.6 sq. metres (1050.9 sq. feet)



First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



Total area: approx. 145.0 sq. metres (1560.8 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.





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