



Rucklers Lane, Kings Langley

In Excess of £500,000

proffitt  
& holt





## Rucklers Lane

Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented and rarely available two/three bedroom period property set over three floors and located in the highly sought after village of Kings Langley.

This tastefully decorated family home benefits from an en-suite shower room, plus has a spacious family bathroom on the first floor and a generous and low maintenance garden to the rear.

The ground floor accommodation comprises a spacious open-plan sitting/dining room with stairs rising to the first floor, an attractive bay window overlooking the front aspect and a further window to the rear; making this room bright and airy. The stylish kitchen is fitted with ample wall and base units with built-in appliances and has a side door out to the rear garden.

On the first floor are two double bedrooms, the master with an en-suite shower room and a second bedroom which overlooks the rear garden and boasts attractive wooden shutters. There is also a larger than average luxury family bathroom on this floor.

On the top floor there is a further double bedroom/loft room.

Outside, the beautiful rear garden is mainly laid to lawn and there is a raised decked patio with space for table and chairs which is ideal for outside entertaining plus there is a large wooden outbuilding/shed which could make a great home office. Convenient gated side access leads to the front of the property.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.



## Rucklers 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. 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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Two/Three Bedrooms
- Period Property
- Open Plan Living/Dining Area
- Generous 4-Piece Family Bathroom
- En-Suite to Master Bedroom
- Private Garden
- Sought After Location
- Excellent Transport Links





*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.







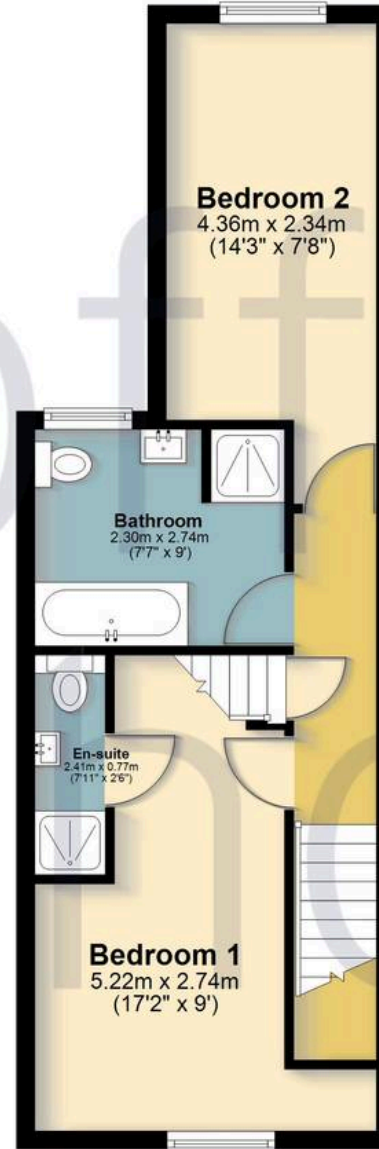
### Ground Floor

Approx. 40.2 sq. metres (432.2 sq. feet)



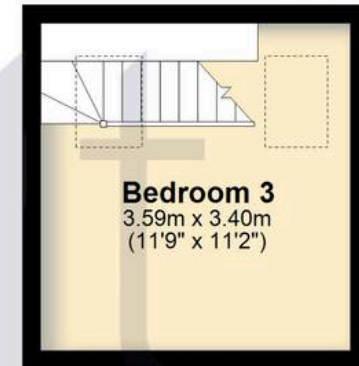
### First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



### Second Floor

Approx. 12.2 sq. metres (131.3 sq. feet)



Total area: approx. 91.5 sq. metres (984.5 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

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