



**Magnolia Avenue, Abbots Langley, WD5 0SW**  
**Offers in excess of £425,000**

**Sears & Co**  
estate & letting agents

An extended and superbly presented two bedroom 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 lighting. 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.

#### Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

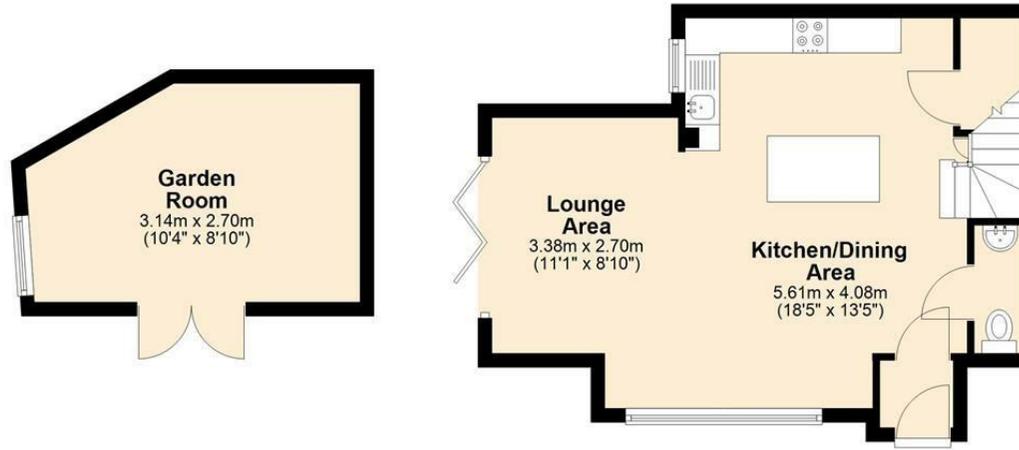


**Sears & Co**

[www.searsandco.co.uk](http://www.searsandco.co.uk) call: 01442 254 100

### Ground Floor

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



#### Garden Room

3.14m x 2.70m  
(10'4" x 8'10")

#### Lounge Area

3.38m x 2.70m  
(11'1" x 8'10")

#### Kitchen/Dining Area

5.61m x 4.08m  
(18'5" x 13'5")

### First Floor

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



#### Bathroom

#### Bedroom

3.47m x 2.70m  
(11'5" x 8'10")

#### Bedroom

2.04m (6'8") max  
x 3.71m (12'2")

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  
Plan produced using PlanUp. □

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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# Sears & Co

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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		

