



## Five Acres, Kings Langley

Offers Over £1,050,000

proffitt  
& holt







## Five Acres

### Kings Langley



Proffitt and Holt are delighted to offer to the market this rarely available and fully modernised four bedroom detached family home located on the highly sought after 'West Side' of Kings Langley village and within walking distance to both the village high street with all its local amenities and Kings Langley station, providing quick and easy access into London.

Offered to the market with NO UPPER CHAONIN, the property is also within close proximity to highly regarded local schooling and offers a wealth of both flexible and versatile accommodation spanning well in excess of 2000sq ft.

Local attractions include; the Grand Union canal with its waterside pubs, restaurants & boats. The splendid open spaces of Kings Langley & Chipperfield Common, plus the National Trust owned Ashridge Estate & many nearby golf courses including The Grove, Shendish Manor, Berkhamsted Golf Club & Little Hay Golf Club.

Internally the property boasts a generous entrance hall, a study, a spacious and open plan living/dining/kitchen breakfast area with two sets of doors out (including bi-folding doors from the kitchen end) and a utility room to the ground floor. In addition, the property also boasts a partially converted double garage (currently used as a dance studio/cinema room). To the first floor there are four well proportioned bedrooms (one with its own en-suite) and a separate family bathroom.

Externally, the property excels with ample parking available to the front, and a low maintenance, private and fully landscaped garden to the rear with a large paved patio area - ideal for entertaining.

To fully appreciate what this property offers, please contact leading local agents Proffitt and Holt.



## Five Acres

### 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 is approximately 1.3 miles away and provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. The village shops offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

Council Tax Band: G – Tenure: Freehold

EPC: Energy Efficiency Rating: C and Environmental Impact Rating: D

- Four Bedrooms
- Detached
- West Side of Village
- Quiet No Through Road
- Modernised Throughout
- Close to Highly Regarded Schooling
- Walking Distance to Village
- Double Garage/Gym/Studio Area
- No Upper Chain







*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.





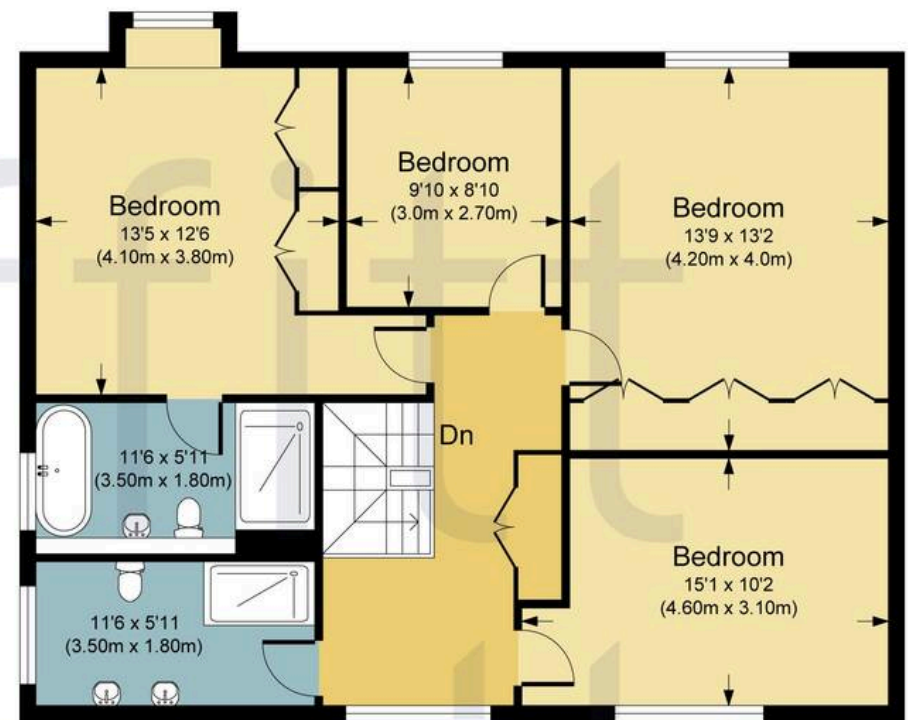




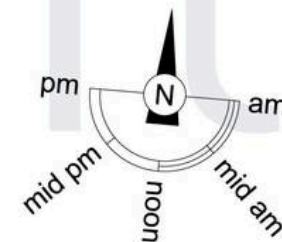








First Floor



Ground Floor

FIVE ACRES, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2187.22 SQ FT / 203.20 SQ M INC. GYM & GARAGE

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## Proffitt & Holt

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