

Balmoral Road, Abbots Langley

£600,000

proffitt & holt



Balmoral Road

Abbots Langley

We are delighted to introduce this spacious and well presented four-bedroom semi-detached family home, situated within a quiet and modern development that enjoys both excellent transport links as well as a host of amenities within close proximity. The property offers a flexible and practical layout, perfectly suited for contemporary family living. As you enter, you are greeted by a welcoming hallway that leads to a generous living area, ideal for relaxing or entertaining guests.

The ground floor also features a convenient downstairs WC, a well-appointed kitchen with ample storage and workspace, and a bright conservatory that provides a versatile additional reception space, perfect as a dining area or family room.

Upstairs, the accommodation comprises four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, as well as a modern family bathroom, ensuring comfort and privacy for all members of the household. The partly converted garage offers further flexibility, whether you wish to create a home office, gym, or additional storage, and the property benefits from the practicality of driveway parking for multiple vehicles. With a low maintenance garden, this home is designed for easy upkeep, allowing you to spend more time enjoying your surroundings and less time on chores. The location is particularly desirable, nestled in a peaceful setting yet within easy reach of local amenities and transport routes, making daily commutes and school runs straightforward. Viewing is highly recommended to fully appreciate the thoughtful design, generous accommodation, and superb lifestyle opportunity this home presents.







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Abbots Langley has a number of local shops catering for most daily 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 approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four Bedrooms
- Semi Detached Family Home
- Downstairs WC
- Two Bathrooms
- Conservatory
- Driveway Parking
- Partly Converted Garage
- Low Maintenance Garden
- Quiet Modern Development
- Excellent Transport Links



General Information

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Services

For broadband and mobile speeds see:

https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

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.





















Total area: approx. 122.9 sq. metres (1323.0 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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