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Water Lane, Kings Langley

Guide Price £535,000

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& holt





Water Lane

Kings Langley

We are delighted to introduce this attractive three bedroom semi detached house, perfectly positioned in the heart of central Kings Langley and offered to the market with no upper chain. Whilst the property is in need of modernisation, the accommodation itself is spacious and well laid out, making it an ideal choice for families and those seeking a comfortable home with excellent potential for further enhancement (subject to planning permission).

Upon entering, you are welcomed by an inviting hallway that leads to a generous living room, filled with natural light from large windows that create a bright and airy atmosphere. The adjoining dining room provides a flexible space for entertaining or relaxing with family. The property also benefits from a conservatory to the rear, while the kitchen is well proportioned and offers ample storage and workspace, ready to be tailored to your own tastes and requirements. Upstairs, you will find three well sized bedrooms, each offering comfortable accommodation and pleasant outlooks, as well as a family shower room that is both functional and well maintained. The property also benefits from a driveway and garage, providing valuable additional storage or parking, and further underlining the practicality of this lovely home. To the rear the garden is both generous in size and low maintenance providing ample space for those wishing to entertain or simply enjoy the outdoors. With its enviable location, just a short walk from Kings Langley's vibrant village High Street and within close proximity to the station, this house combines convenience with the charm of village living.

Whether you are looking to move straight in or searching for a property with scope to extend and add value, this home ticks all the right boxes. Viewing is highly recommended to fully appreciate the space, versatility, and potential on offer in this sought after location.



Water 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. 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. 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.

- Three Bedrooms
- Semi Detached
- Central Kings Langley
- Walking Distance to Village High Street
- Close Proximity to Station
- NO UPPER CHAIN
- Garage & Driveway Parking
- Excellent Potential (STPP)
- Generous Rear Garden





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

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.

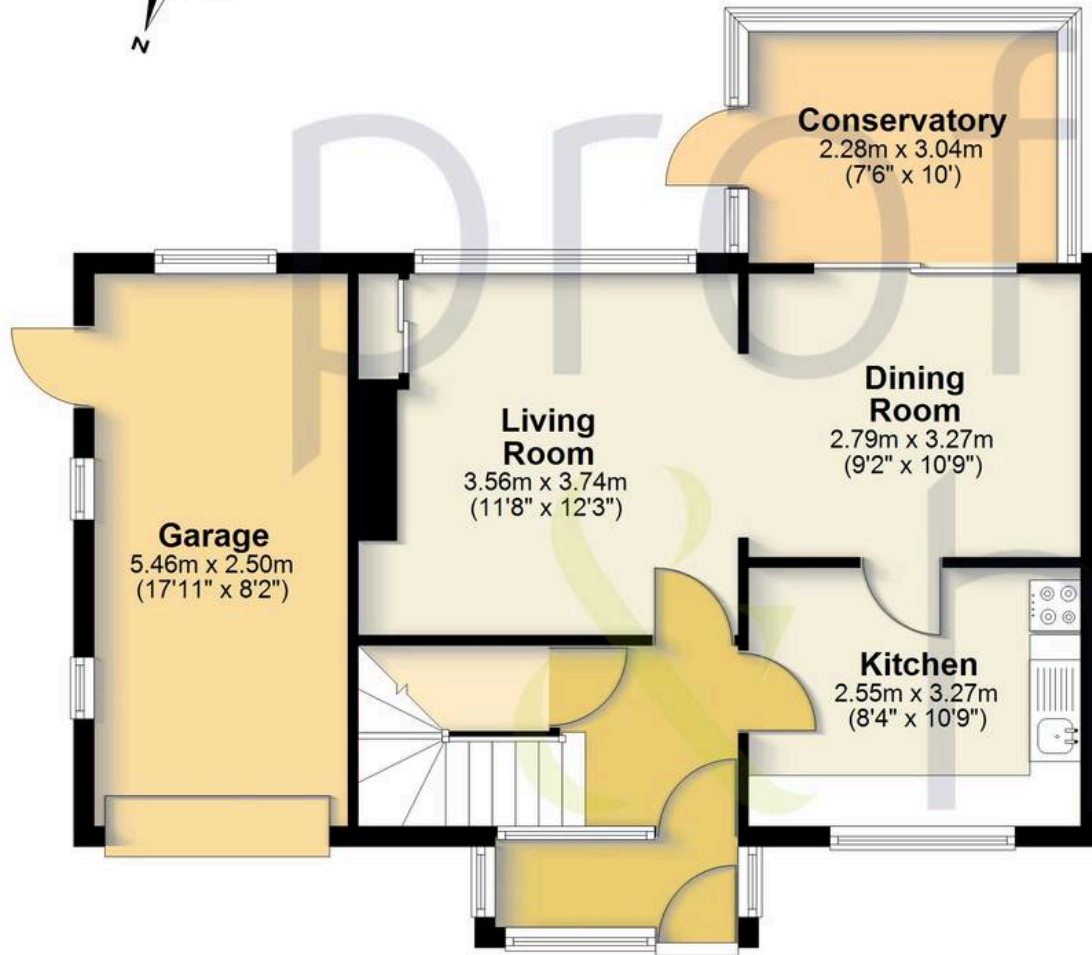






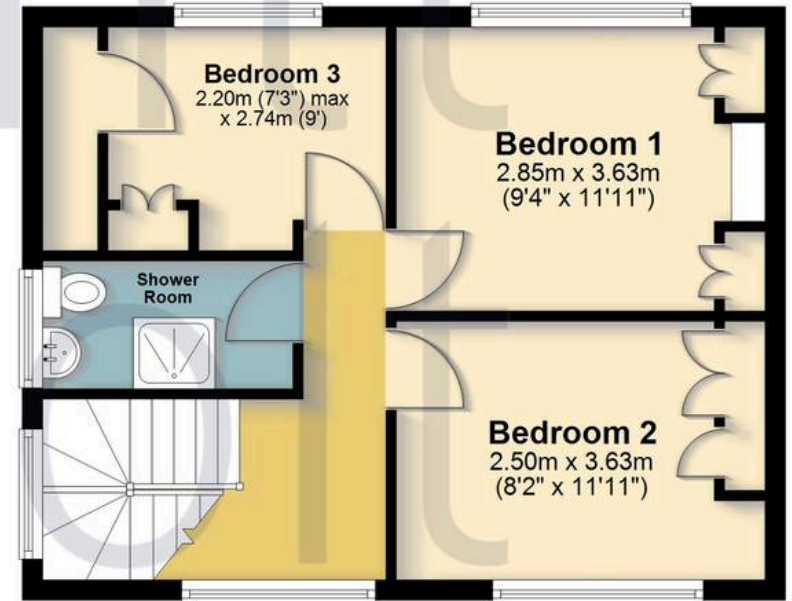
Ground Floor

Approx. 62.5 sq. metres (672.7 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 101.3 sq. metres (1090.6 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 -
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Proffitt & Holt

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