



The Crescent, Abbots Langley

In Excess of £750,000

proffitt
& holt





The Crescent

Abbots Langley

This impressive semi-detached family home offers spacious and versatile accommodation making it ideal for growing families or those seeking additional space for guests.

The property comprises a welcoming entrance hall, a separate lounge and separate dining room; a perfect space for formal entertaining plus a bright conservatory that provides a relaxing space to enjoy garden views throughout the year. The downstairs cloakroom and shower room and the modern fitted kitchen complete the accommodation of this fabulous home.

On the first floor are five bedrooms, all of which are served by the spacious family bathroom.

Outside, the property has a generous South West rear garden which is approximately 145 ft. in length, creating a perfect setting for outdoor entertaining, family activities, or peaceful relaxation. Mature borders and established planting enhance the sense of seclusion, while the expansive lawn offers plenty of space for children to play or for keen gardeners to enjoy. There is also a patio area ideal for al fresco dining during the warmer months.

The front of the property benefits from a well-maintained driveway, providing off-street parking for multiple vehicles and easy access to the large garage; which boasts plumbing, electrics and drainage. This attractive home combines comfortable living spaces with excellent outdoor facilities, all within a moments walk of the highly sought-after village High Street.





The Crescent

Abbots Langley

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.

- Semi-Detached Family Home
- Five Bedrooms
- Two Bathrooms
- Large Private Rear Garden
- Lounge
- Fitted Kitchen
- Dining Room
- Conservatory
- Large Garage
- Located Moments From The Village High Street





General Information

EPC – Energy Efficiency Rating: TBC

EPC – Environmental Impact Rating: TBC

Council Tax Band: F

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

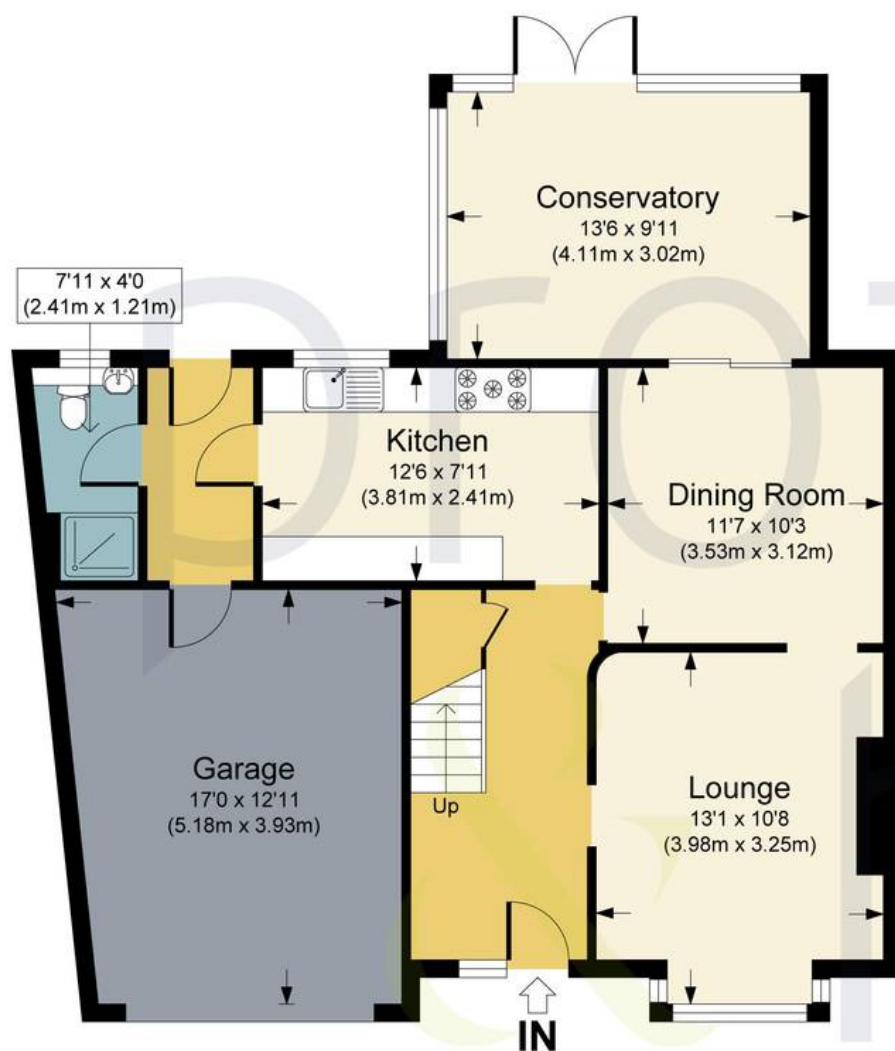
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



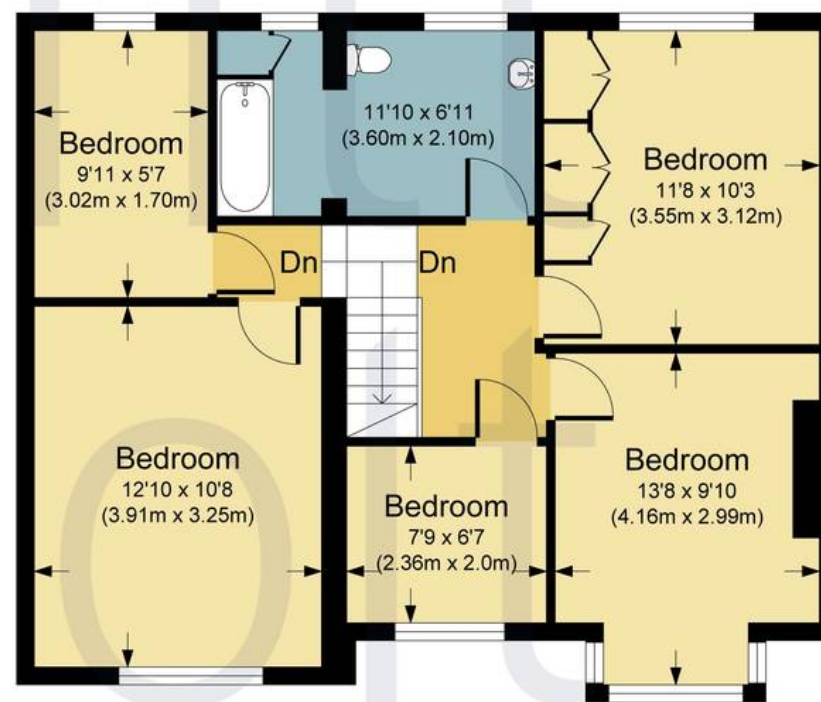








Ground Floor



First Floor

THE CRESCENT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1506.30 SQ FT / 139.94 SQ M. INC. GARAGE

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