



17 Coniston Road, Kings Langley
£899,950

proffitt
& holt





17 Coniston Road

Kings Langley, Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available five bedroom detached family located on the highly sought after West side of Kings Langley and offering both flexible and versatile accommodation set over three floors. The property is within close proximity to highly regarded local schooling. EPC - EER: D Council Tax Band: F [Dacorum Borough Council]

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

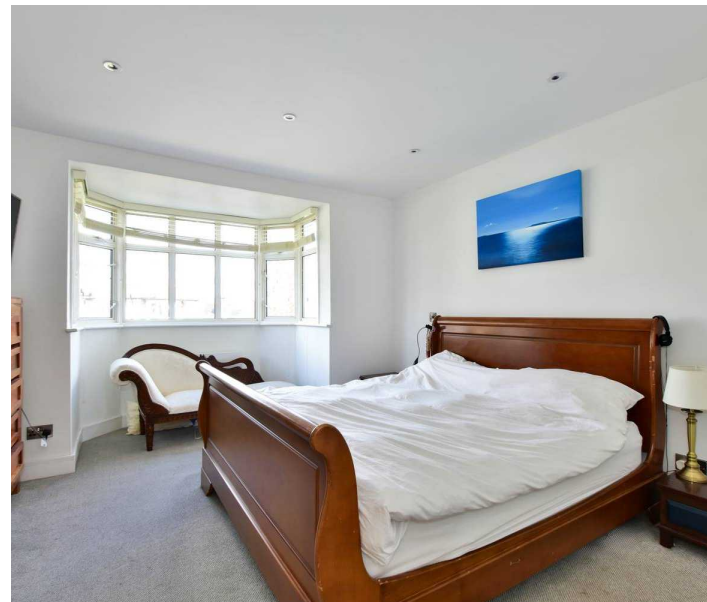
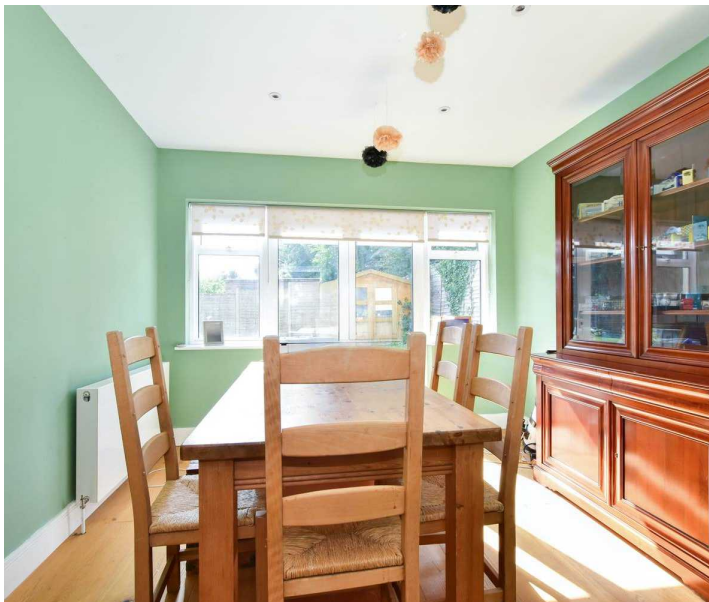
Suitable for**

Web & social

Flawless video calls

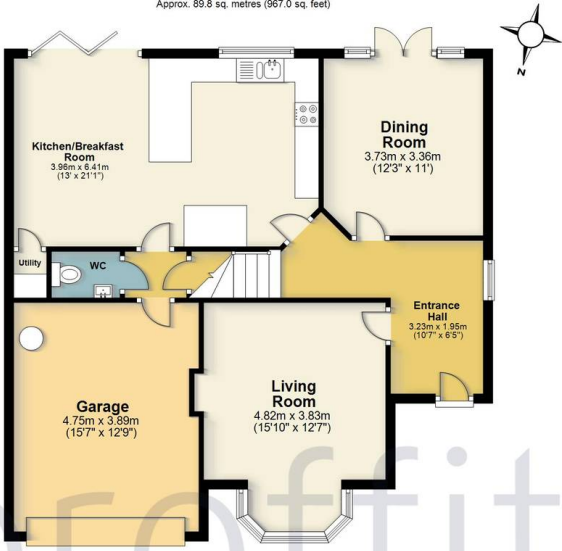
4K streaming

Online gaming



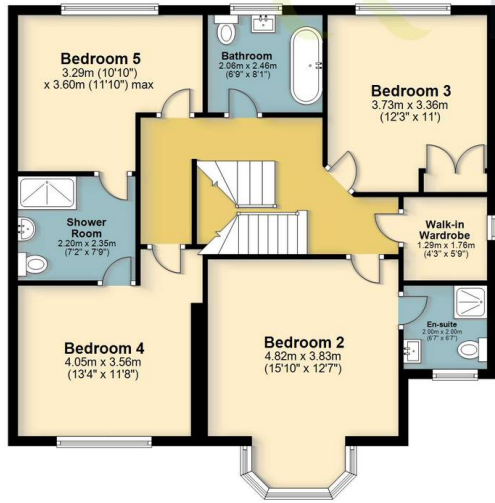


Ground Floor
Approx. 89.8 sq. metres (967.0 sq. feet)

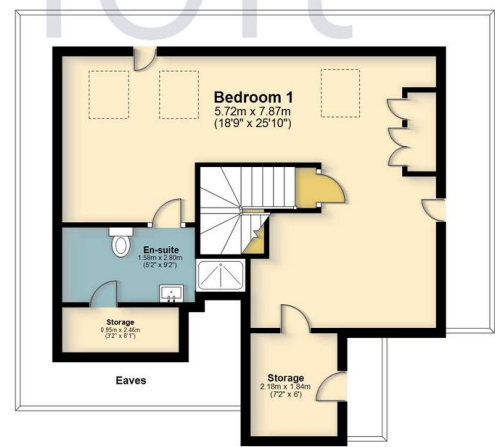


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First Floor
Approx. 86.1 sq. metres (926.9 sq. feet)



Second Floor
Approx. 50.9 sq. metres (547.9 sq. feet)



Total area: approx. 226.9 sq. metres (2441.8 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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