

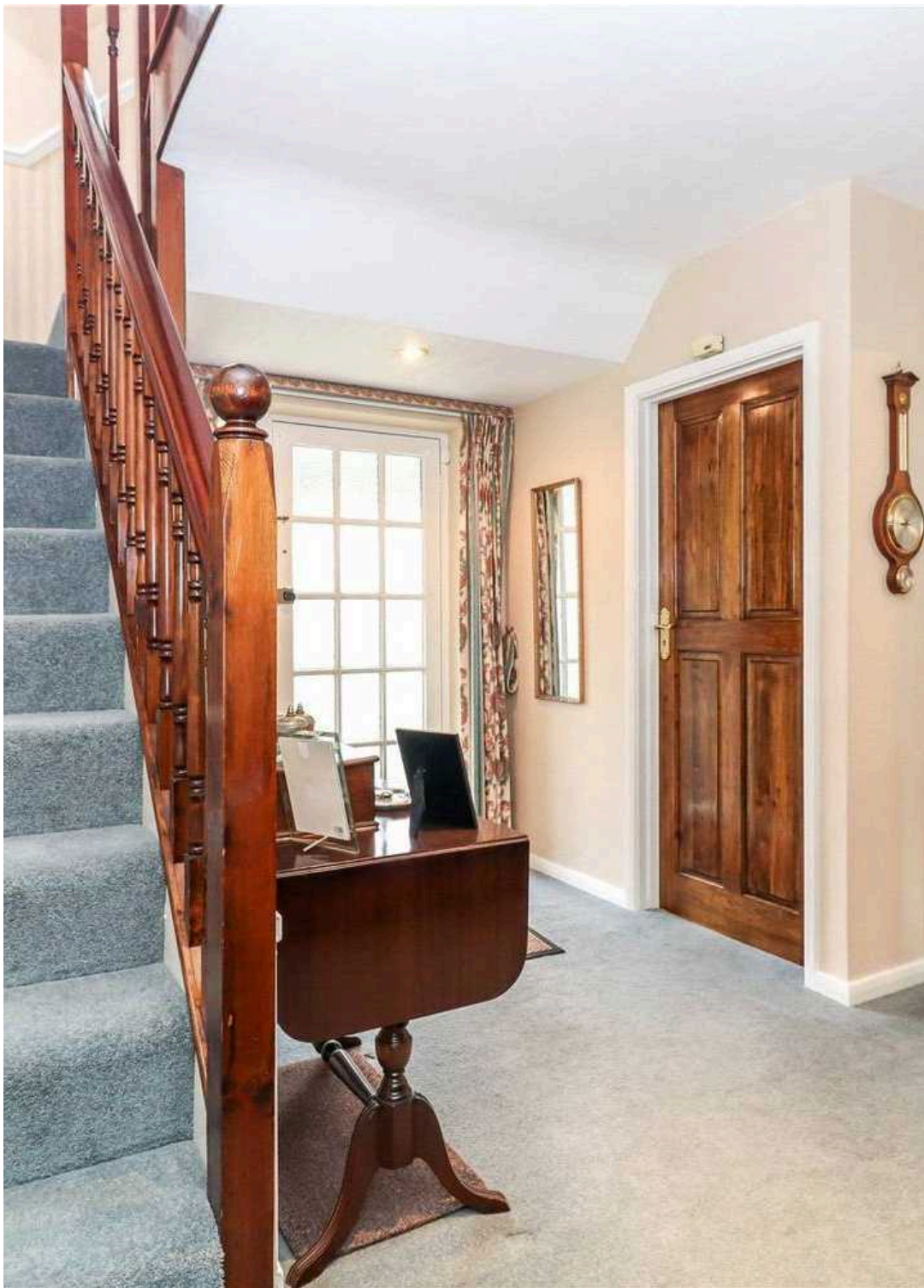


96 Langley Road, Watford

In Excess of £1,250,000

proffitt
& holt





96 Langley Road

Watford, Watford

Proffitt & Holt present this impressive 5-bedroom, 3-reception room, 2-bathroom detached house, offering a blend of space, convenience, and potential for customisation.

Upon arrival, you're greeted by a substantial front drive and garden, enhancing both practicality and curb appeal. Step through the porch into the welcoming entrance hall, providing access to the various living spaces.

The ground floor boasts cloakroom, generously sized lounge, separate dining room, and a kitchen/diner, offering ample space for family living and entertaining. A family room adds versatility to the layout, accommodating various lifestyle needs.

To the first floor are five well-proportioned bedrooms offering comfortable accommodation, complemented by a landing, shower room and a separate bathroom.

Outside, a mature and well-maintained garden provides a peaceful retreat, while a garage offers additional storage or parking space.

Situated in close proximity to reputable schools, Watford Town Centre, and Cassiobury Park, this property combines convenience with a desirable location.

For those seeking a spacious family home with scope for personalisation, this property on Langley Road presents an enticing opportunity.





96 Langley Road

Watford, Watford

Located in the sought-after residential area of Nascot Wood with the highly regarded Nascot Wood Infants and Nursery School and Nascot Wood Junior School, as well as the "Green Flag" award winning Cheslyn Gardens, and just a short walk to the entrance of the "Green Flag" award winning Cassiobury Park with access to the River Gade, the Grand Union Canal, two cafes and paddling pool leisure area. The Watford Palace Theatre in the Town Centre is in walking distance, as are excellent shopping facilities including the indoor Atria shopping centre and numerous restaurants. For the commuter, Watford Junction Station is around 15 minutes' walk and provides fast and frequent services to London, Euston. Both the M1 and M25 motorways are typically within a 10-minute drive.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Close to Schools
- 5-Bedrooms
- Detached Family Home
- Curb Appeal
- Almost a third of an acre plot
- Mature Garden
- Large Driveway
- Garage
- Potential for Improvement
- Desirable Location

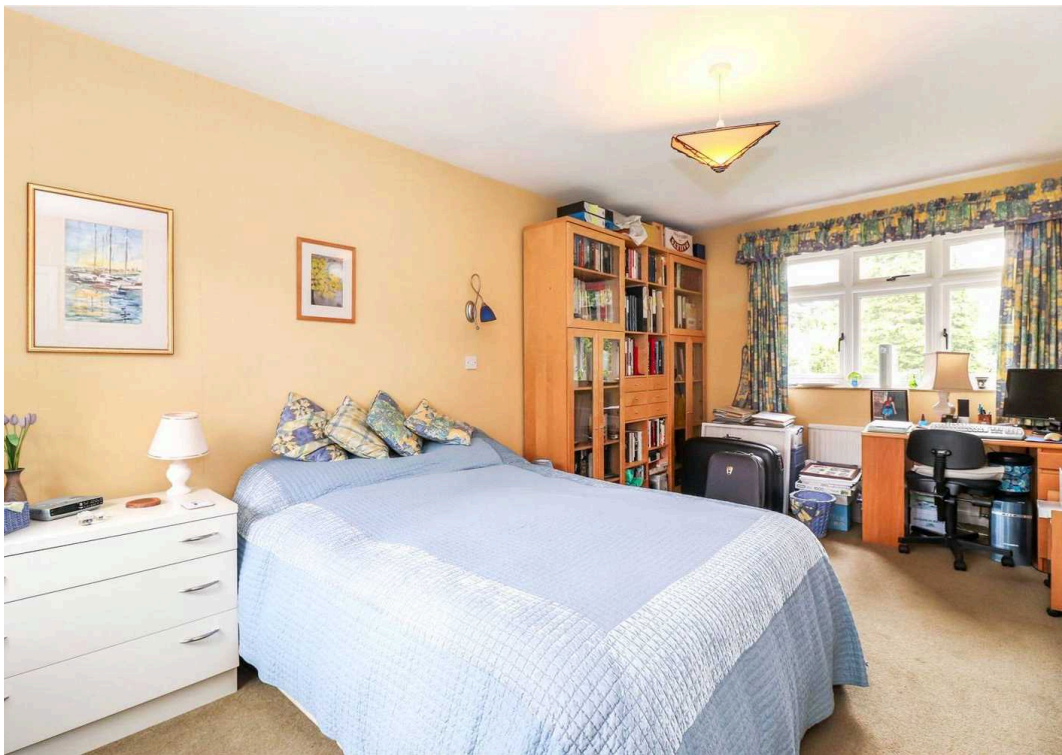




Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	10 Mbps	0.9 Mbps	Good
Superfast	145 Mbps	20 Mbps	Good
Ultrafast	1000 Mbps	220 Mbps	

Provider	Voice	Data
EE	Limited	Limited
Three	Limited	Limited
O2	Likely	Limited
Vodafone	Limited	Limited







First Floor



Ground Floor

LANGLEY ROAD, WD17

APPROX. GROSS INTERNAL FLOOR AREA 2179.47 SQ FT / 202.48 SQ M. INC. GARAGE

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Proffitt & Holt – Watford

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