



Jubilee Walk, Kings Langley

In Excess of £1,250,000

proffitt
& holt





Jubilee Walk

Kings Langley

Proffitt and Holt are delighted to bring to the market this impressive five double bedroom modern home in the heart of Kings Langley. Perfectly located on this sought after cul-de-sac, sitting within a short walk of both Kings Langley High Street and Train Station. Having been extensively upgraded and extended by the current owners, boasting a wealth of accommodation, arranged over 3 floors. With fantastic open-plan living spaces and beautiful finishes throughout, including tasteful wooden panelling and bespoke fitted cabinetry. Entering into a welcoming entrance hall, doors lead to all downstairs rooms, which include a cosy formal sitting room at the front, a tastefully fitted study and refitted guest cloakroom. To the rear of the house is the stunning open-plan kitchen/living/dining room, which is a wonderful and large space, ideal for family life or for entertaining. The kitchen itself has been fitted in a classic shaker design with gold fixtures and natural stone worktops. Bi-fold doors open up to the garden and combine with the ceiling lantern to flood the room with light. Conveniently, there is a classy utility room adjacent. Stairs rise to the first floor, where you are greeted by a spacious and airy landing, which takes you to four of the bedrooms and the family bathroom. All of the bedrooms are doubles, with two of them boasting en-suite shower rooms. Stairs rise again to the second floor, where there is another fantastic bedroom with large en-suite shower room. Externally, the rear garden is low maintenance and particularly private, and offers a newly laid patio and BBQ area, alongside a simple lawn space. To the front, there is off street parking for multiple vehicles, as well as access to the garage, which is ideal for storage.





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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 a distance of approximately one mile.

Dacorum Borough Council

Council Tax band: G

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Solar Panels
- Three En-Suites
- Sought After Location
- Detached
- Large Open Plan Kitchen/Living Area
- Utility Room and Study
- Five Double Bedrooms
- Stunning Throughout
- Spacious Driveway Plus Integral Garage
- Walking Distance to Kings Langley High Street and Station





General Information

Services

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. e excluded from the sale, unless specifically mentioned.

For broadband and mobile speeds see; <https://www.ofcom.org.uk/phones-andbroadband/coverage-and-speeds/ofcom-checker/>



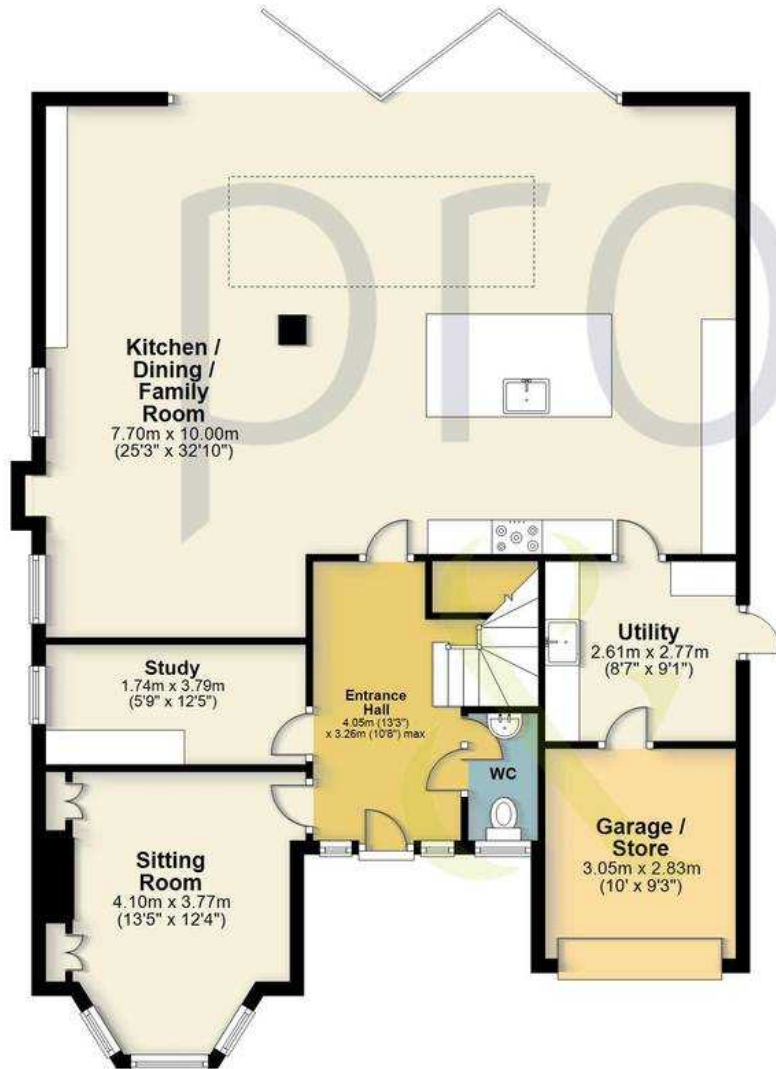




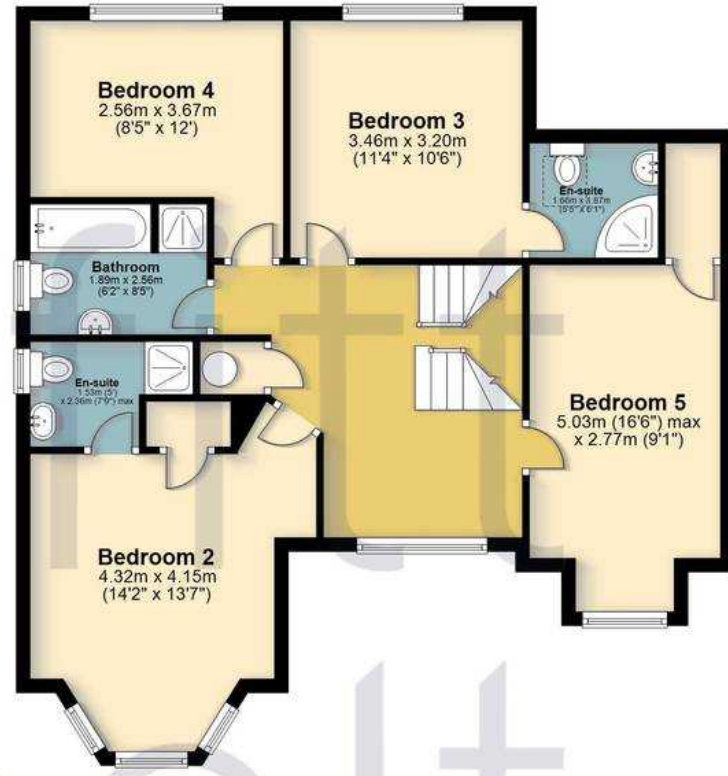




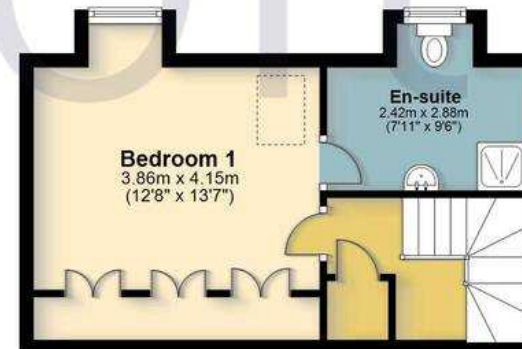
Ground Floor
Approx. 120.6 sq. metres (1298.2 sq. feet)



First Floor
Approx. 80.5 sq. metres (866.5 sq. feet)



Second Floor
Approx. 29.6 sq. metres (318.2 sq. feet)



Total area: approx. 230.7 sq. metres (2482.9 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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