



Primrose Hill, Kings Langley

In Excess of £600,000

proffitt
& holt





Primrose Hill

Kings Langley

Located within walking distance of Kings Langley train station, is this spacious and modern 4 bedroom house. Built in 2020 to a particularly high specification, it boasts an array of bright and airy accommodation, arranged over 3 floors.

Entering on the ground floor to a welcoming entrance hall, there are doors to both the formal sitting room and kitchen-breakfast room. The kitchen itself has been tastefully fitted in a contemporary design, with plenty of cupboard and worktop space, along with an impressive ceiling lantern and bi-fold doors which flood the room with light. Additionally, there is an adjoining utility room and W/C.

To the first floor are 3 bedrooms and the family bathroom. 1 of these bedrooms would make a fantastic master bedrooms, with far reaching views across the valley and an en-suite shower room. Stairs rise again to the second floor, where another impressive bedroom sits. This room could also be considered a master bedroom, with even more impressive views and another en-suite.

Externally, the rear garden is easily maintained and ideal for entertaining, with a patio flowing out from the house and an artificial lawned area. Side access takes you to the front of the house where there is driveway parking for at least 2 cars.





Primrose Hill

Kings Langley

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.

EPC: TBC

Council Tax band: D

Tenure: Freehold

- Built in 2020
- Walking Distance to Kings Langley Train Station
- Particularly High Specification Throughout
- 4 Bedrooms
- 3 Bathrooms
- Ground Floor W/C
- Driveway for 2 Cars
- Attractive Kitchen-Diner with Bi-fold Doors
- Utility Room
- Low Maintenance Rear Garden





General information

Services

Mains electricity, gas, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

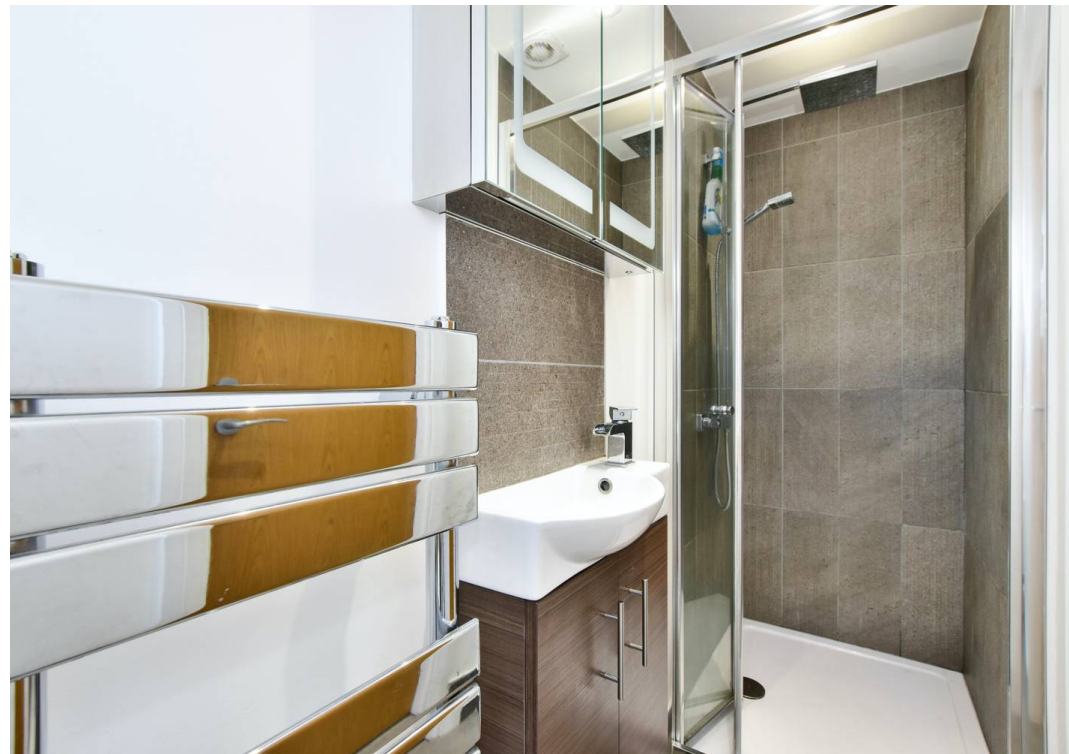
Fixtures and fittings

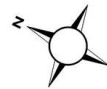
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

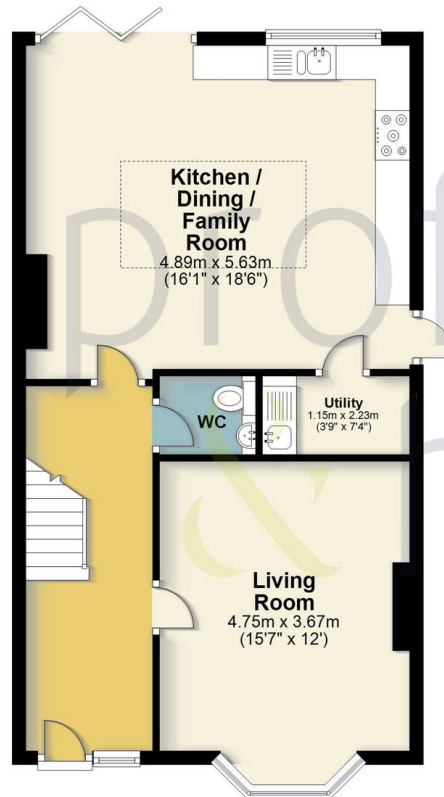






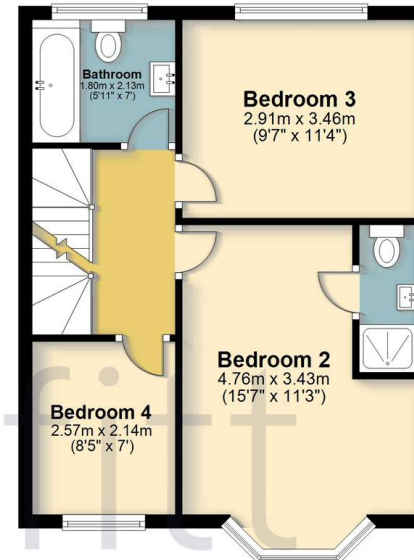
Ground Floor

Approx. 58.6 sq. metres (631.0 sq. feet)



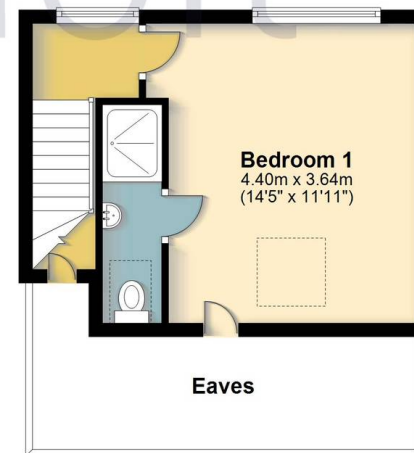
First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Second Floor

Approx. 23.9 sq. metres (257.7 sq. feet)



Total area: approx. 124.2 sq. metres (1336.7 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.





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