



Toms Lane, Kings Langley

In Excess of £735,000

proffitt
& holt





Toms Lane

Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented and extended four bedroom semi-detached family home with a generous garden and driveway parking to the front, on the highly sought after road of Toms Lane in Kings Langley.

The internal accommodation comprises entrance hall, downstairs wc, living room, dining room, an open plan kitchen/breakfast room to the ground floor.

To the first floor there are three well-proportioned bedrooms and a family shower room, whilst the second floor houses a generous master suite with a Juliette balcony and en suite bathroom.

Externally the property excels with ample driveway parking to the front, a car port and to the rear, the spacious garden is mainly laid to lawn and also boasts a paved patio seating area directly to the rear, which is ideal for entertaining.

To fully appreciate what this four bedroom family has to offer, please contact leading local agent Proffitt and Holt.





Toms Lane

Kings Langley

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bathrooms
- Air Source Heat Pump
- Generous Garden
- Sought After Location
- Semi Detached
- Well Presented Throughout
- Driveway Parking
- Extended
- Far Reaching Views From Top Floor





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.

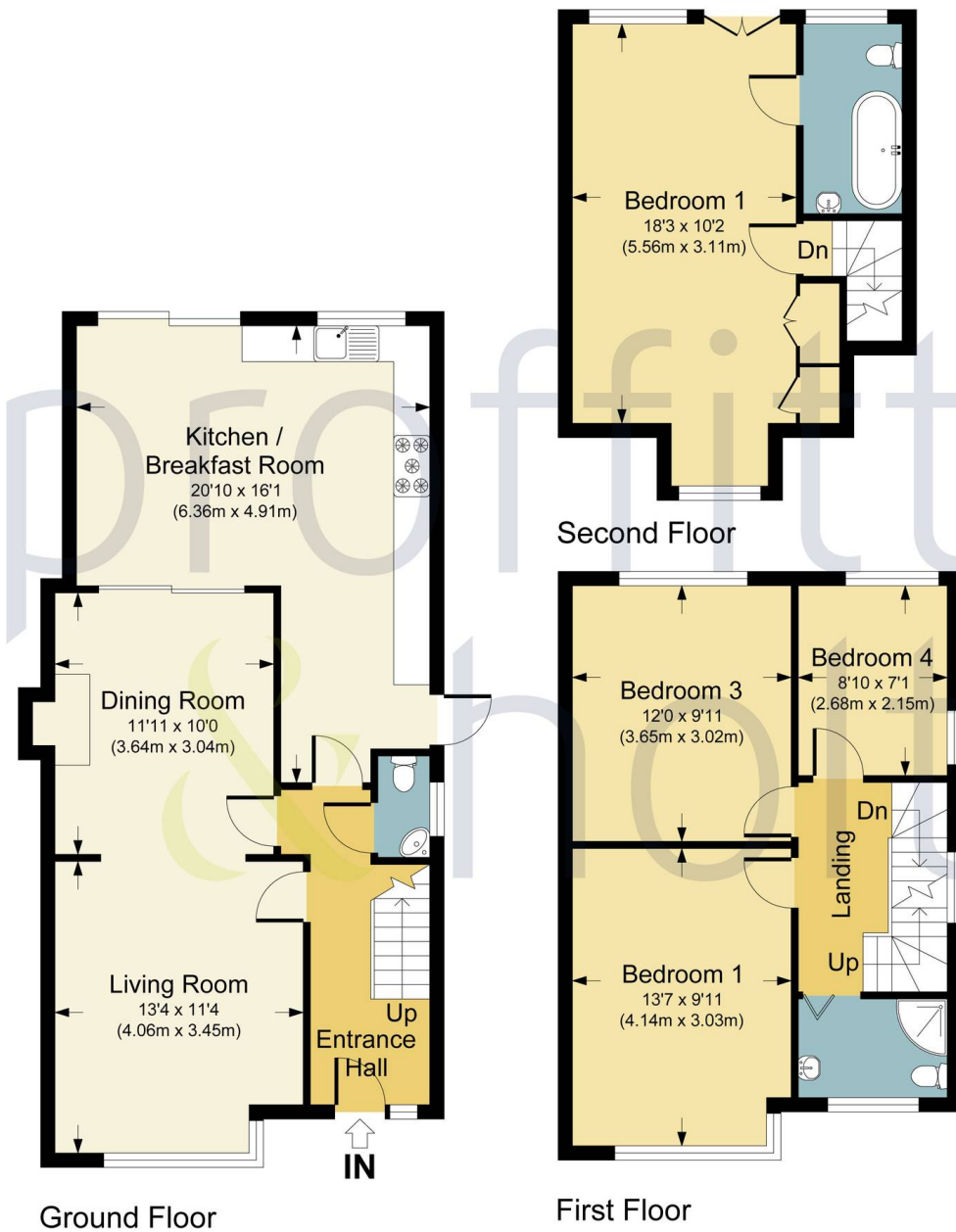
Fixtures and fittings

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

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







Ground Floor

First Floor

Second Floor

TOMS LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1317.20 SQ FT / 122.40 SQ M
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