



Abbots Road, Abbots Langley

£1,550,000

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& holt





Abbots Road

Abbots Langley

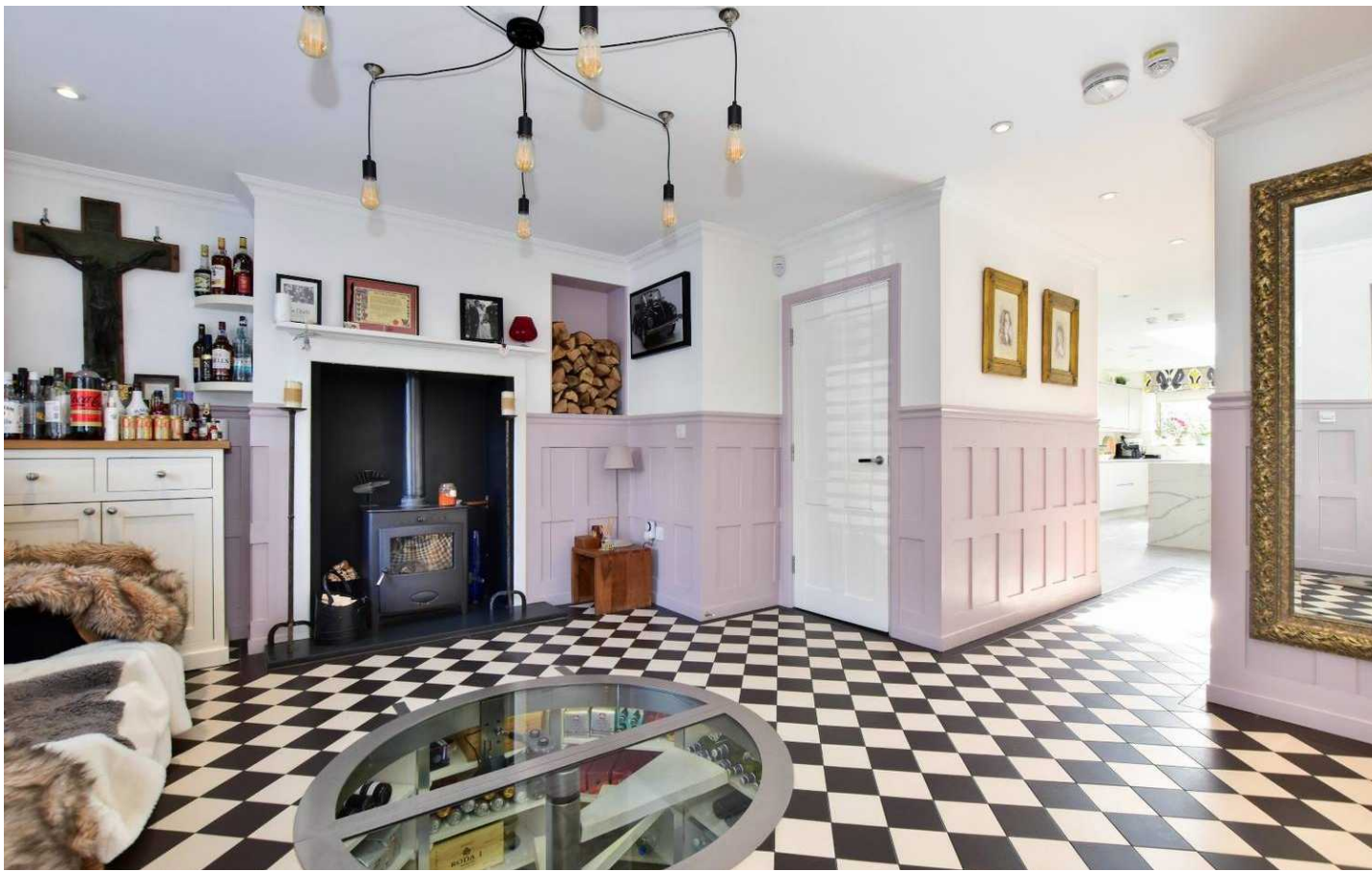
This fantastic character home has been completely refurbished and substantially extended by the current owners, to provide a beautiful and tastefully decorated luxury family home on Abbots Langley's premier road, within a short walk of Kings Langley train station.

You enter into a grand and welcoming entrance hall, with your eye immediately being drawn to a glass door leading down to a wine cellar, which is inset in the floor. From here, there is access to all ground floor rooms, including a utility room, guest cloakroom, comfortable bedroom/office with en-suite and walk-in wardrobe. The main living room is a large and bright space which offers bi-fold doors that flow out to the patio and the contemporary, yet classic kitchen boasts a large island with dining space, plenty of storage, a range of integrated appliances and a large remote operated skylight. The eco roof over the kitchen ensures this space is well insulated and visually appealing.

Stairs rise to the first floor, which houses the main family bathroom and 3 bedrooms, including the master suite. This large bedroom, which overlooks the gardens, benefits from an en-suite shower room, walk in wardrobe and another separate area that has a wide range of uses, such as a further wardrobe space, dressing area or office. Stairs rise again to the second floor, where there is another lovely and bright bedroom with en-suite and fitted wardrobes.

Externally, the South-facing rear garden has been fully landscaped, to create a range of well-thought-out decked areas. This space is perfect for entertaining or relaxing as a family, with a two-person jacuzzi and a remote awning over the bi-fold doors at the back of the house. Whilst at the rear, there is a fully insulated home office/garden room. Side access leads to the front of the house where there is a large driveway with ample parking.

Viewing is highly recommended to appreciate the finish and specification of this lovely family home.



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Abbots Langley

Abbots Langley has a number of local shops catering for most daily 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 approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Viewing highly recommended
- 5 bedrooms and 3 en-suites
- Landscaped South-facing rear garden
- Short walk to Kings Langley train station
- Home office in garden
- Wine cellar
- Large driveway with off street parking for multiple vehicles
- High spec fittings and tasteful decoration throughout
- Luxury home on Abbots Langleys premier road





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.

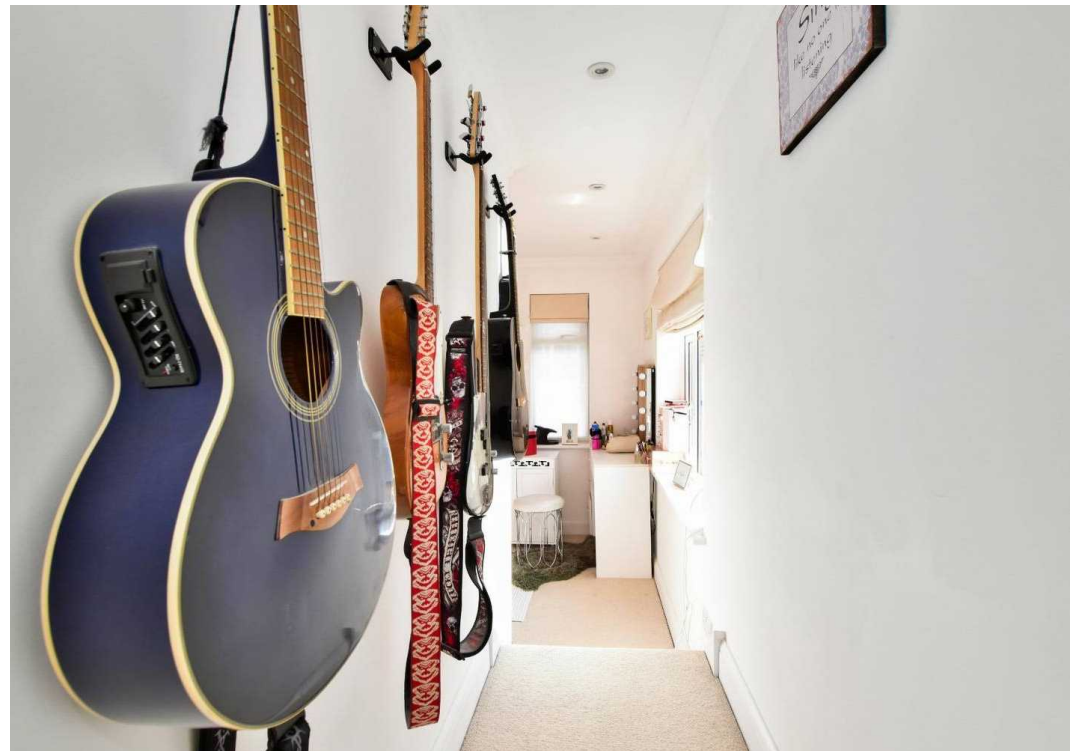
Fixtures and fittings

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

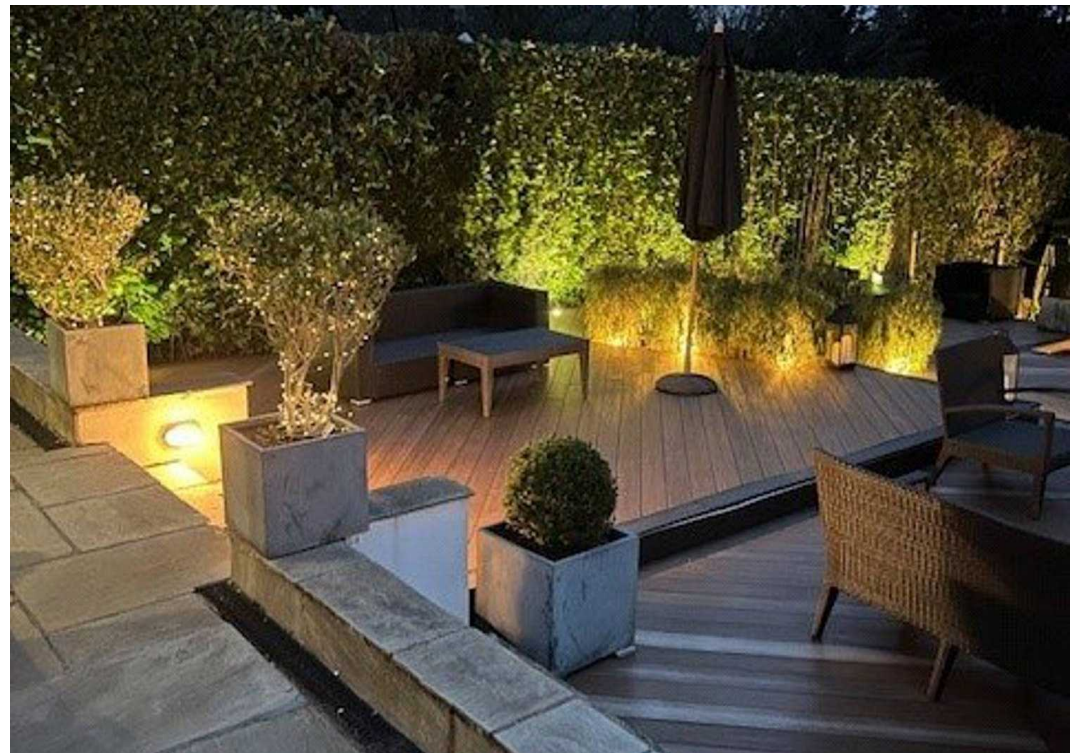
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Ground Floor

Approx. 130.0 sq. metres (1399.3 sq. feet)



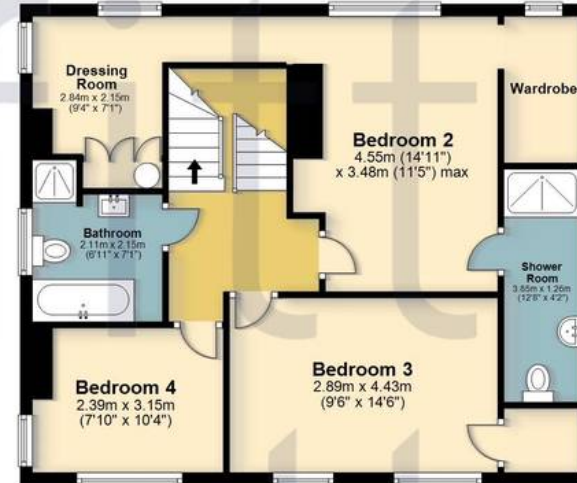
Wine Cellar

Approx. 1.9 sq. metres (20.9 sq. feet)



First Floor

Approx. 68.4 sq. metres (735.7 sq. feet)



Second Floor

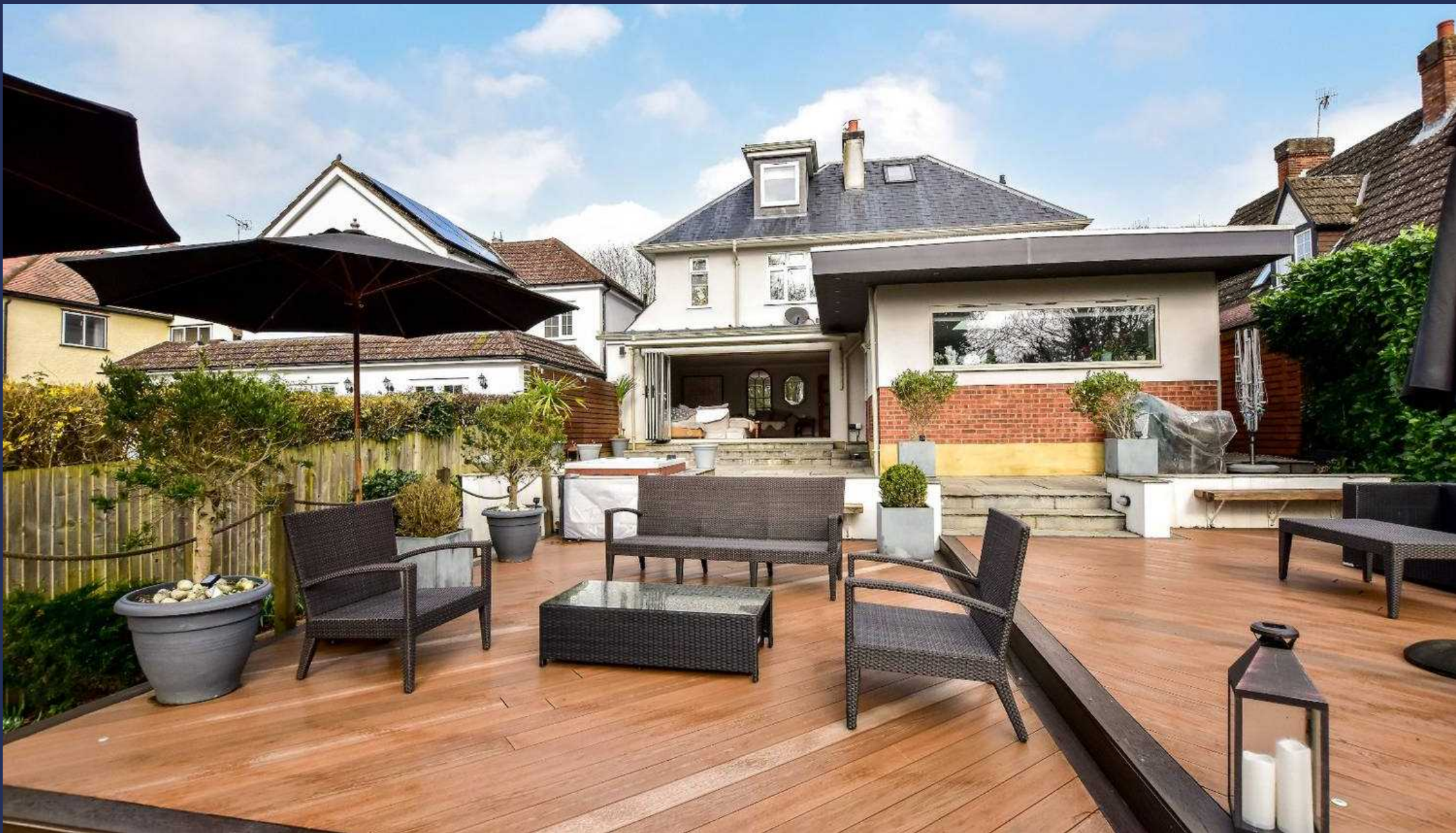
Approx. 37.2 sq. metres (400.5 sq. feet)



Total area: approx. 237.5 sq. metres (2556.4 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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