



Blackwell Road, Kings Langley

In Excess of £580,000

proffitt  
& holt





## Blackwell Road

### Kings Langley

Situated in the heart of Kings Langley, within a short walk of walk from the High Street and train station, is this well presented family home that offers well rounded accommodation with plenty of potential to extend (STPP).

Whilst offering character features throughout, the property also has a contemporary layout, including a beautiful shaker kitchen with a separate utility area, downstairs WC, dining room with patio doors leading to the rear garden and a spacious lounge with feature fireplace.

At first floor level, there are three well-presented bedrooms and an impressive family bathroom, with high pressure power shower.

The rear garden is particularly impressive and measures in excess of 100ft. Mainly laid to lawn with a well-appointed patio area, further benefitting from side access which leads you to the front of the property, where there is driveway parking.

The property will be sold with no upper chain.





## Blackwell Road

### 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.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Utility room and downstairs WC
- Rear garden in excess of 100ft
- Living room with open fire
- No upper chain
- Shaker Kitchen with oak worktop
- Potential to extend (STPP)
- Dining room with patio doors to garden
- Short walk to Kings Langley train station and High Street





## General information

### Services

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

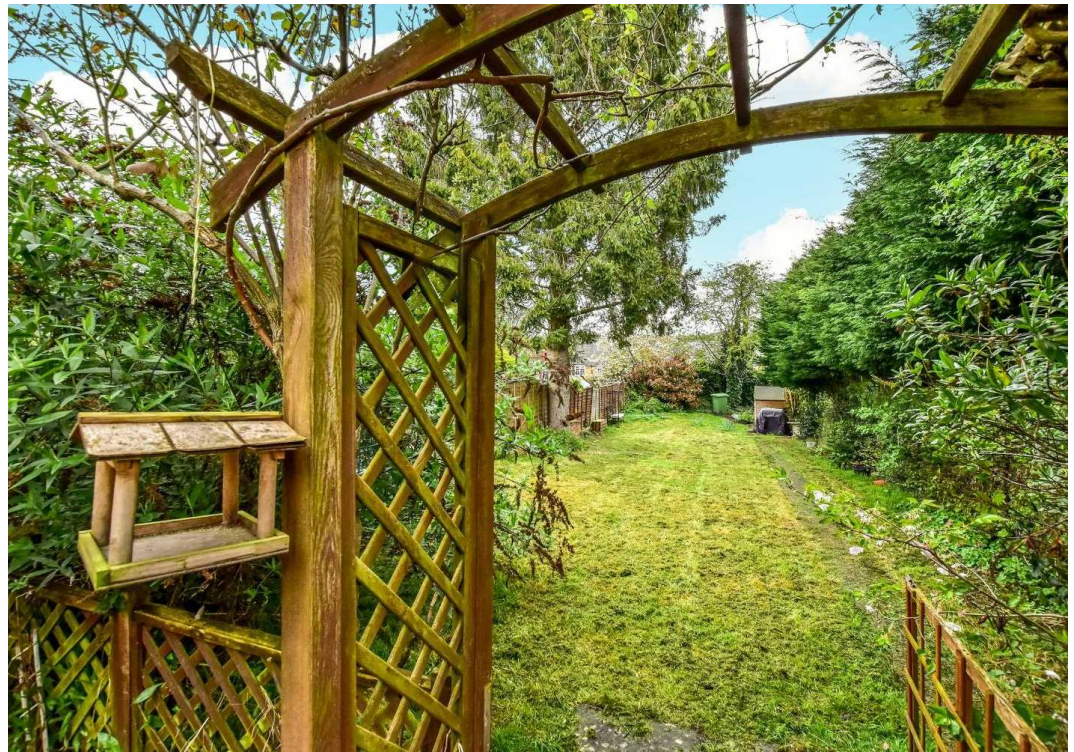
### Fixtures and fittings

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/>*

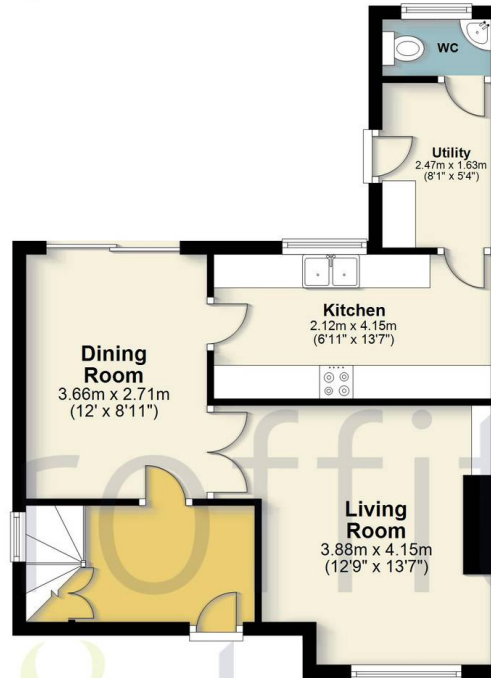






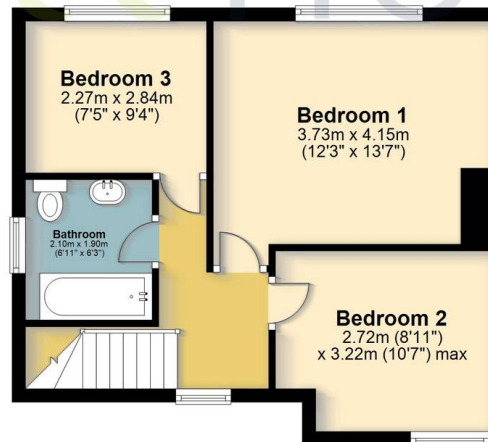
### Ground Floor

Approx. 45.5 sq. metres (490.2 sq. feet)



### First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 86.4 sq. metres (930.5 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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