



Greenways, Abbots Langley

In Excess of £1,000,000

proffitt
& holt





Greenways

Abbots Langley

Proffitt and Holt are delighted to introduce to the market this rarely available, substantial detached house. Situated in a fantastic position within this prestigious road, in the heart of Abbots Langley, within just a short walk of local shops and Schools.

The accommodation itself is spacious and well laid out, yet offers excellent potential to extend (STPP), should you ever require more space. The ground floor boasts a welcoming porch and entrance hall with W/C and doors leading on to a well-appointed formal sitting room at the front of the house, as well as to the kitchen at the rear. The kitchen itself has been refitted in a sleek handle less design and leads on to a separate utility room. Adjacent to the kitchen is an open plan living and dining room, which offers direct access out to the beautiful rear gardens.

Stairs rise to a lovely and bright landing space, which gives access to the four bedrooms and family bathroom. Two of the bedrooms have built-in wardrobes, with the master also benefitting from an en-suite shower room.

Externally, the house excels. The South-facing rear garden is a beautiful space measuring approximately 100ft in length. Mainly laid to lawn with an attractive summerhouse, it also boasts a large patio that flows out from the house, which is ideal for entertaining. Side access leads to the front of the house, where the large and well-manicured front garden is a real stand out feature. It currently offers parking for multiple vehicles and access to the garage. Further parking could easily be created, if required.

Viewing is highly recommended to appreciate the tranquil setting and fantastic layout of this impressive family home.





Greenways

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: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Ample living space
- Attractive front garden with driveway for multiple vehicles
- Short walk to local shops and schools
- Detached family home
- 4 bedrooms
- En-suite to Master bedroom
- Lots of potential to extend (STPP)
- Downstairs W/C and utility room
- Beautiful South-facing rear garden





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/>

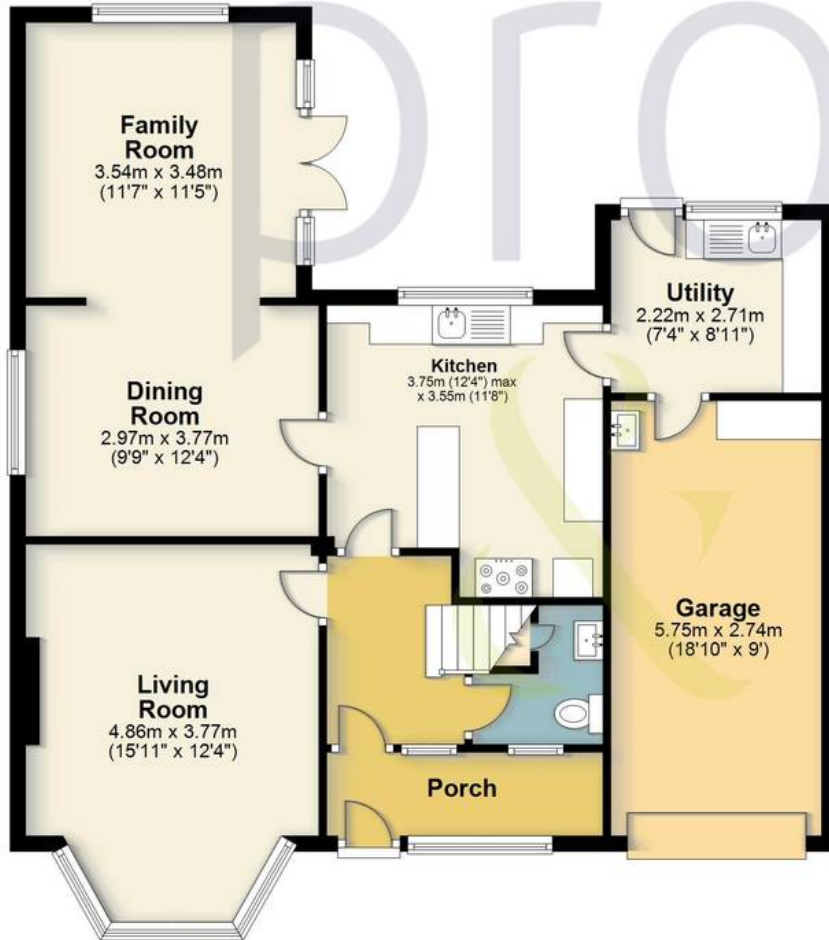
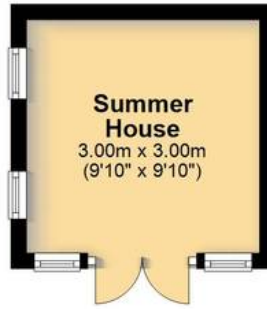






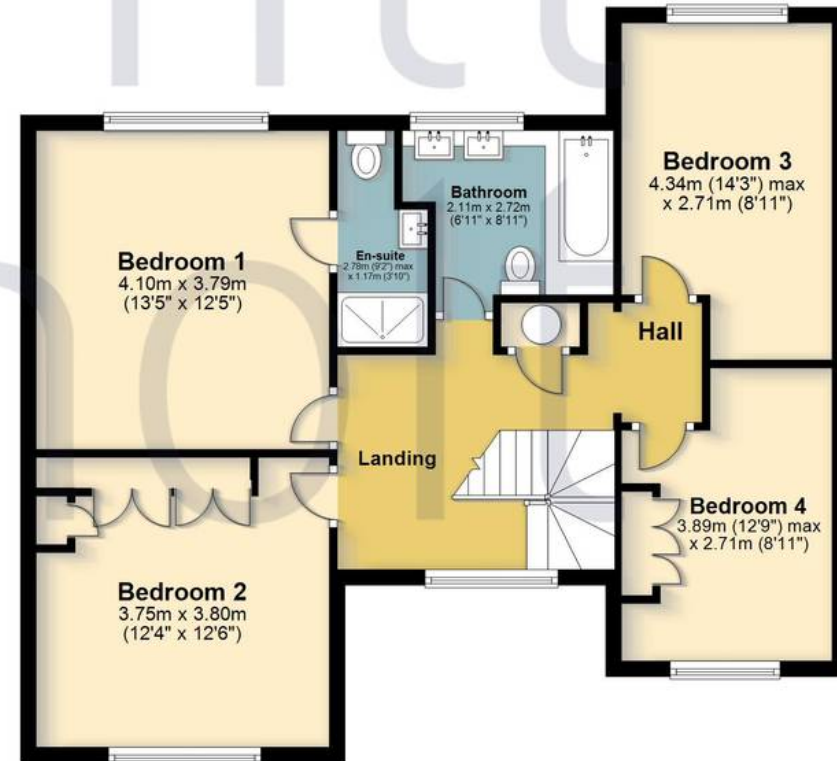
Ground Floor

Approx. 97.5 sq. metres (1049.1 sq. feet)



First Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



Total area: approx. 171.5 sq. metres (1845.8 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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