



Peacock Walk, Abbots Langley

In Excess of £665,000

proffitt
& holt





Peacock Walk

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three/four bedroom semi-detached family home located in the highly sought after area of Abbots Langley and within close proximity to a host of nearby transport links and highly regarded local schooling.

This attractive home offers generous room sizes whilst benefitting from parking for two vehicles and a private garden. The property is situated within a quiet cul-de-sac and has been well maintained throughout by the current owners.

The internal accommodation comprises entrance hall, kitchen, downstairs wc, open plan (and extended) living/family room, a separate dining room and study/bedroom 4 to the ground floor.

To the first floor comprises three well-proportioned bedrooms (one with en suite) and a separate family bathroom.

Externally the property boasts driveway parking to the front and a private and low maintenance garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





Peacock Walk

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three/Four Bedrooms
- Extended Living Area
- Two Bathrooms
- Sought After Location
- Well Presented Throughout





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/>

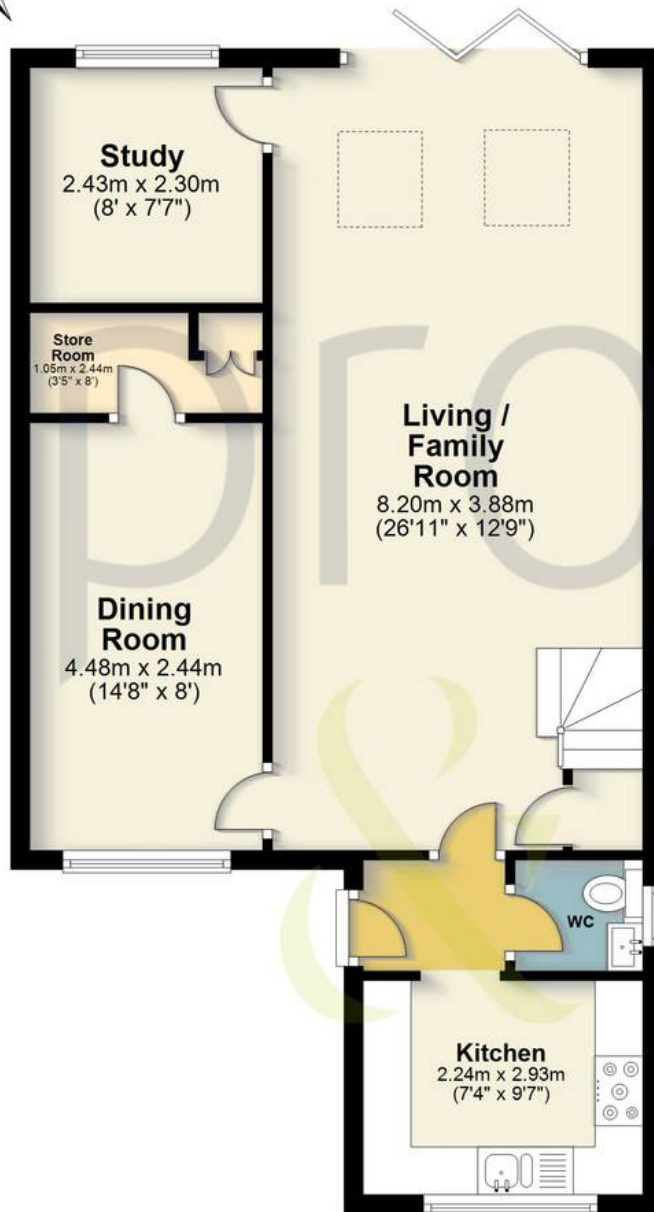






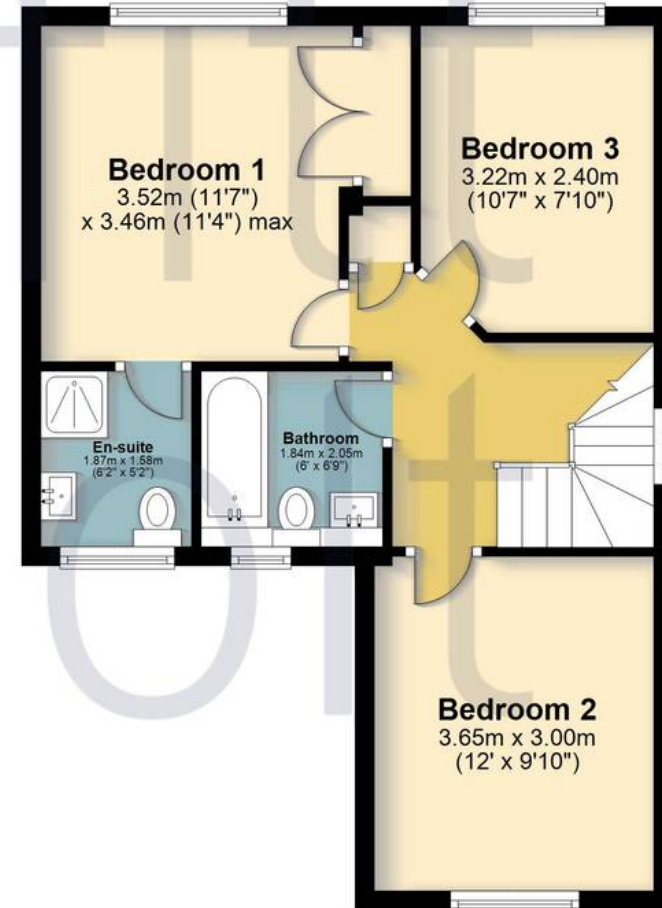
Ground Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



First Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 109.7 sq. metres (1181.0 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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