



37 Rockliffe Avenue, Kings Langley
£699,950

proffitt
& holt





37 Rockliffe Avenue

Kings Langley, Kings Langley

Proffitt and Holt are delighted to offer to the market this stunning and fully modernised two bedroom detached bungalow in the heart of Kings Langley village and within walking distance to both Kings Langley station and the village high street. The property is brought to the market with NO UPPER CHAIN and has been tastefully upgraded throughout by the current vendors.

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. Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Broadband speeds available

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

Flawless video calls

4K streaming

Online gaming

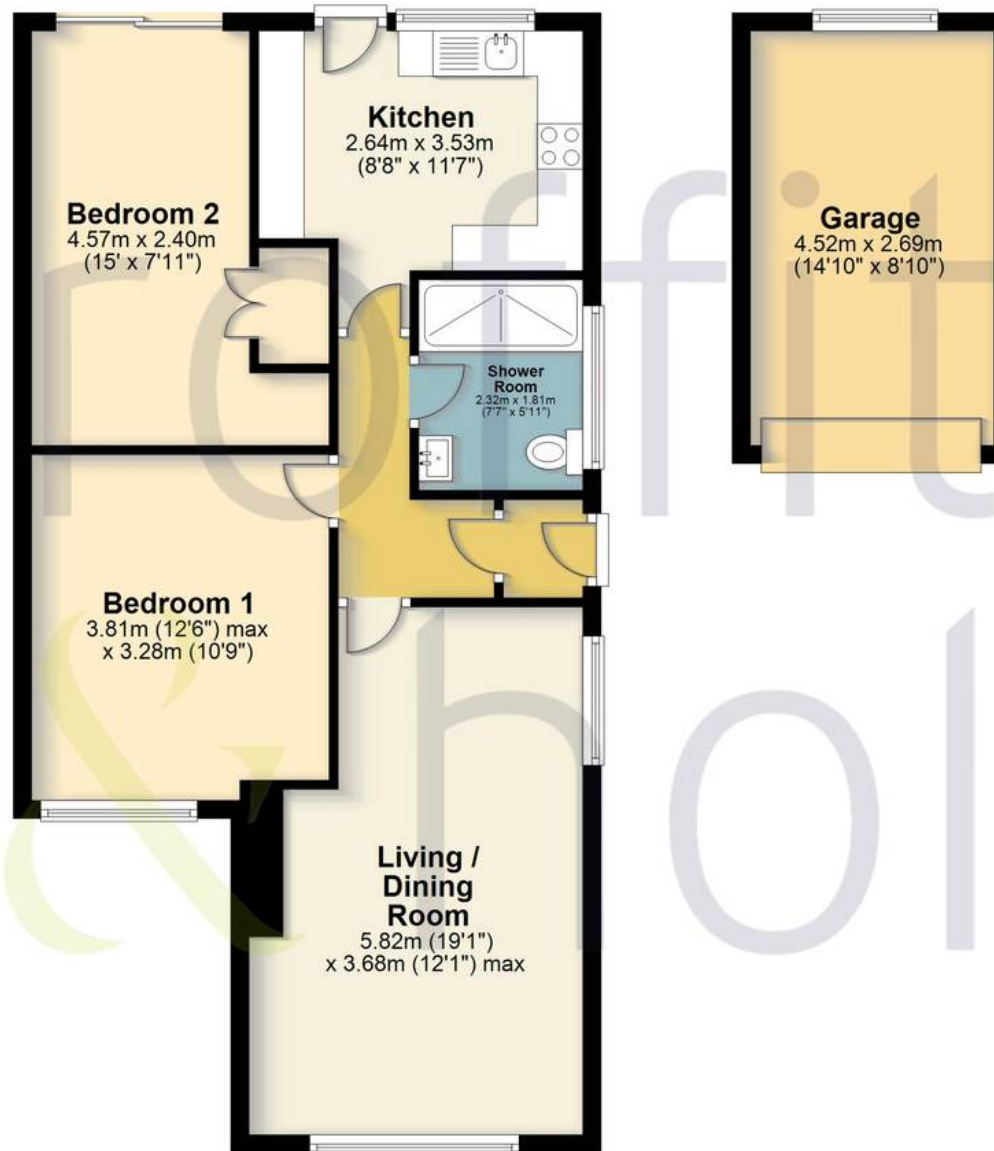






Ground Floor

Approx. 77.1 sq. metres (830.2 sq. feet)



Total area: approx. 77.1 sq. metres (830.2 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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