



Rockliffe Avenue, Kings Langley

Guide Price £680,000

proffitt
& holt





Rockliffe Avenue

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.

The internal accommodation comprises entrance porch, entrance hall, living/dining room, a fully refitted kitchen, luxury shower room, and two well-proportioned double bedrooms (one with doors opening out to the rear garden).

Externally, the property boasts ample parking to the front/side, a garage, plus a private and low maintenance garden to the rear.

To fully appreciate this unique and rarely available property offers, please contact leading local agent Proffitt and Holt.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Rockliffe Avenue

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.

- A Short Walk to the High Street
- Detached Bungalow
- Walking Distance to Kings Langley Station
- NO UPPER CHAIN
- Fully Modernised
- Kings Langley Village
- Central Location
- High Spec Finish
- Garage
- Front and Side Off-Street Parking
- Private Rear Garden





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

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.

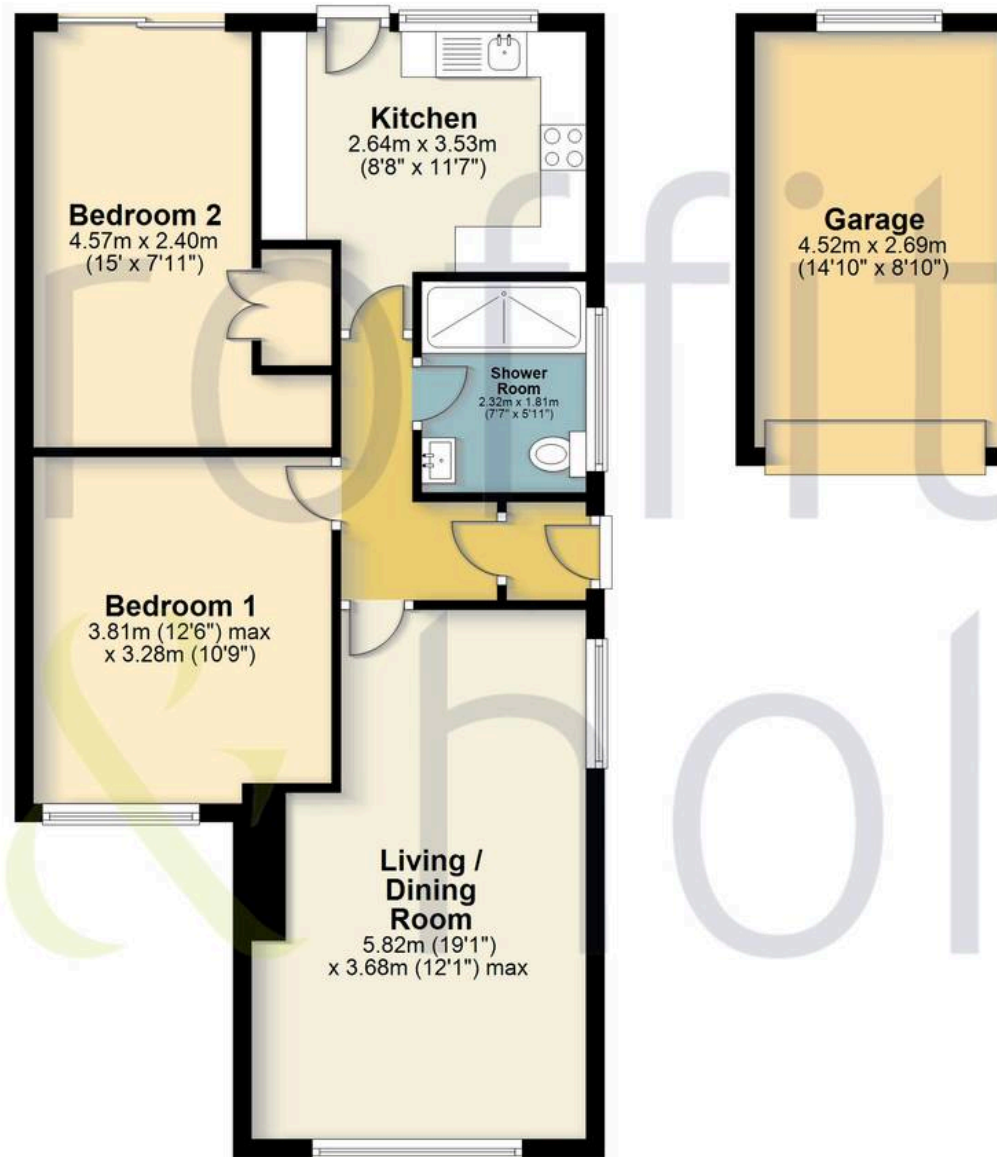






Ground Floor

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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