



## Gallows Hill, Kings Langley

Offers Over £700,000

proffitt  
& holt





## Gallows Hill

### Kings Langley

Situated within a few minutes walk from Kings Langley train station, giving easy access to London Euston, is this traditional semi-detached family home. Extended on the ground floor, it offers an abundance of bright and airy living space, with further potential to extend (STPP).

Tastefully decorated throughout, the accommodation consists of a large living/dining room, separate reception room, kitchen, downstairs WC, family bathroom on the first floor, two double bedrooms and a further single bedroom.

Externally, the property excels, with a large garden measuring approximately 200ft in length. A wide side access, which has been made in to a gated car port, offers further potential and leads you to the front of the house, where the ample frontage has a driveway for multiple vehicles.





## Gallows Hill

### Kings 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Downstairs W/C
- Garden measuring approx 200ft
- Extended on the ground floor
- Large driveway and gated carport
- NO UPPER CHAIN
- Traditional family home
- Tastefully decorated throughout
- Plenty of potential to extend (STPP)
- Short walk to Kings Langley train station





## General information

### Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

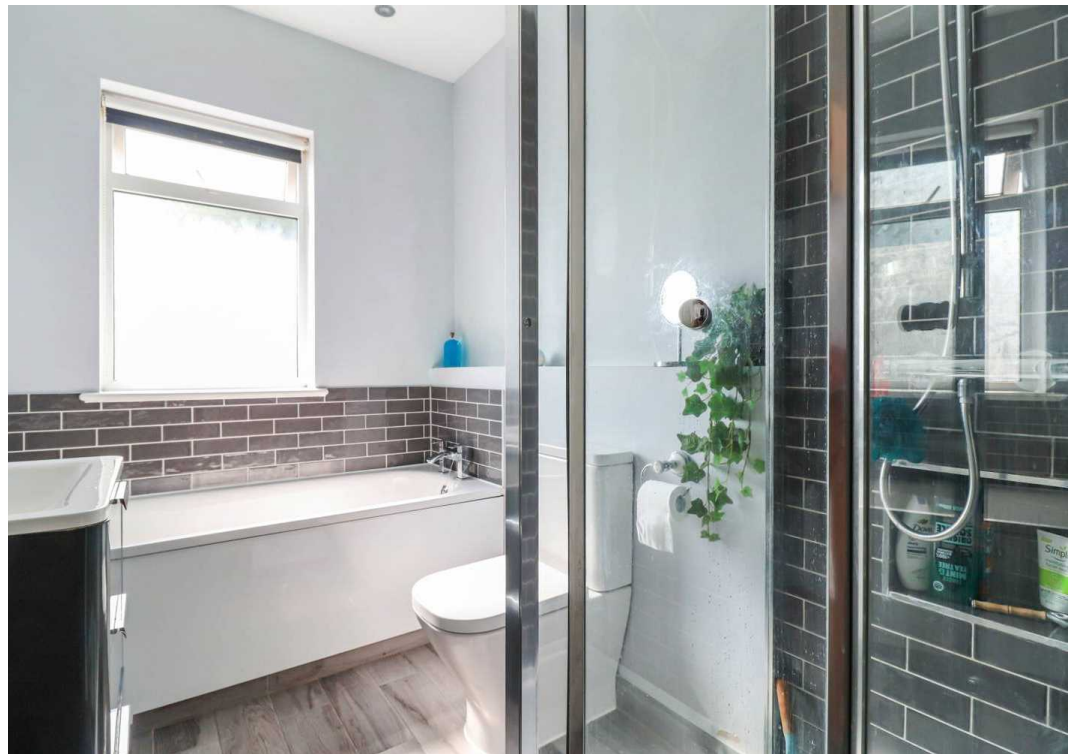
Telephone is subject to telephone installer's transfer regulations.

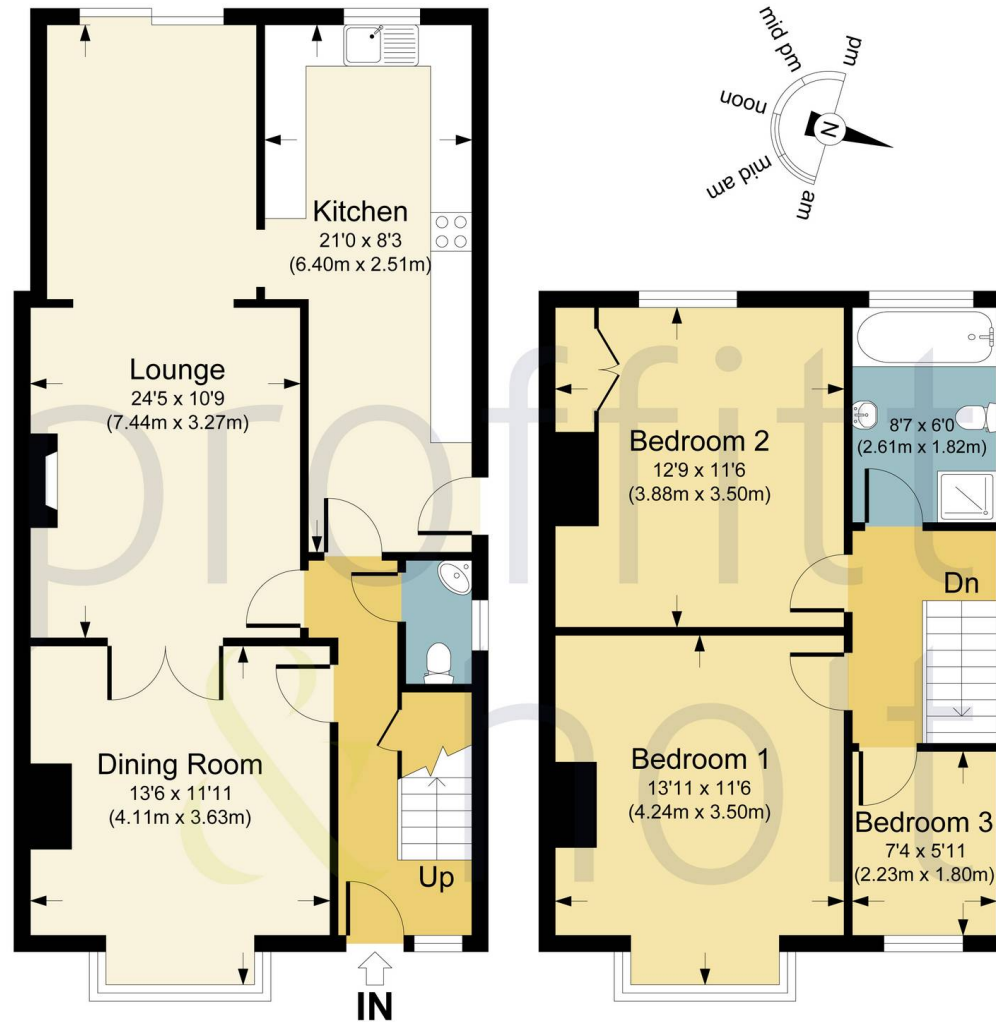
### Fixtures and fittings

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

First Floor

GALLOWS HILL, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1091.03 SQ FT / 101.36 SQ M  
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# Proffitt & Holt

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