



Abbots Road, Abbots Langley

Guide Price £1,250,000

proffitt
& holt





Abbots Road

Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this well presented five bedroom detached family home located on arguably the most sought after road in Abbots Langley and within walking distance to both Abbots Langley High Street and Kings Langley station.

The internal accommodation comprises three reception rooms, five generous bedrooms and four well-appointed bathrooms with accommodation of approximately 2223 sq ft.

The house features a welcoming entrance hallway, a double aspect living room, stylish kitchen/breakfast room which seamlessly links to a family room / snug, with a separate utility room, downstairs cloakroom and formal dining room.

To the first floor a spacious landing provides access to the five generously sized bedrooms all with ensuite facilities.

To the rear of the property the garden offers an element of privacy & seclusion with ample patio space for entertaining and to the front the generous driveway will comfortably accommodate several cars. EPC- EER: D

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





Abbots Road

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. Perfectly located for convenient access to local arterial road links, being less than five minutes' drive from junction 20 of the M25 and within ten minutes' drive of the M1. With only a 12 minute walk to Kings Langley mainline station which has a service operating approximately twice an hour to Milton Keynes and London, reaching Euston in around 35 minutes. With outstanding schooling for all ages within easy reach including Parmiters, St Michaels Roman Catholic school, highly acclaimed Watford Boys and Watford Girls Grammar schools and easy access to the outstanding State and Independent schools of St. Albans.

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Abbots Road
- NO UPPER CHAIN
- Detached
- Three Receptions





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/>



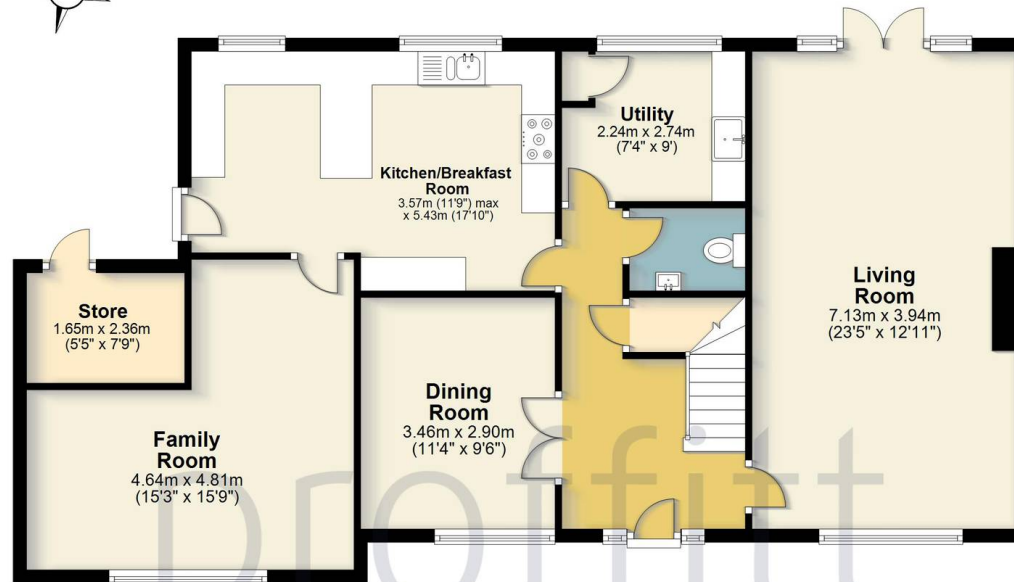




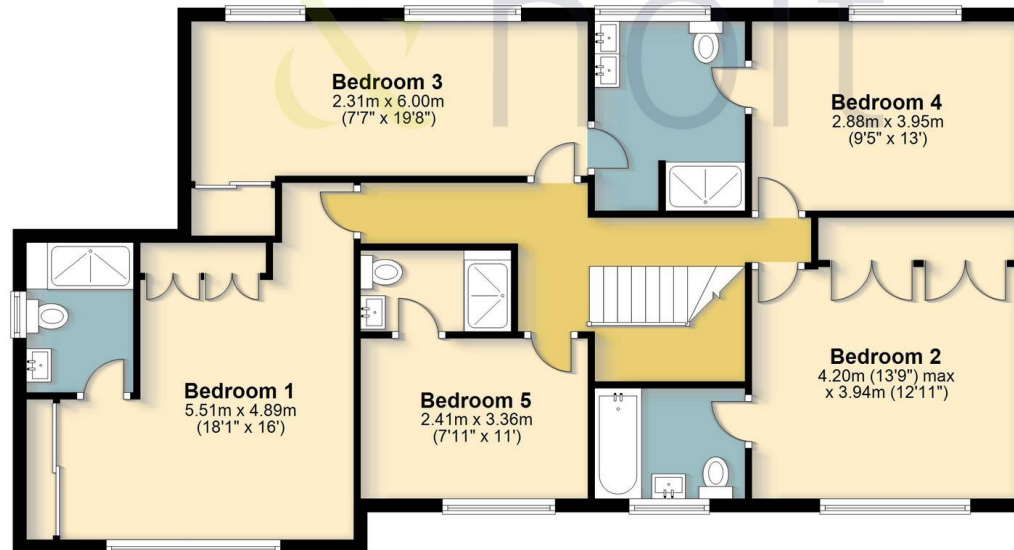




Ground Floor



First Floor



Total area: approx. 206.5 sq. metres (2223 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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