



Primrose Hill, Kings Langley

In Excess of £550,000

proffitt
& holt





Primrose Hill

Kings Langley

Nestled in the charming village of Kings Langley and within walking distance of Kings Langley train station, this delightful semi-detached house offers a perfect blend of space, style, and convenience. Boasting four generously sized bedrooms, as well as an en-suite to the master bedroom, this property is ideal for families looking for a comfortable and functional living space. The well-maintained garden is a great space, while off-street parking ensures convenience for residents. With no upper chain, this property offers a hassle-free buying experience.

The interior of the house is characterised by its spacious layout and natural light streaming in through large windows. The open-plan living and dining area create a welcoming atmosphere, perfect for entertaining guests or relaxing with family. This property truly presents a wonderful opportunity to own a home in a picturesque village setting, with all the amenities and charm that village life has to offer. Don't miss out on the chance to make this house your new home.





Primrose Hill

Kings Langley

Kings Langley village itself is charming and has an excellent range of shops, cafés, restaurants, public houses, a post office, a library, and a cricket club – all with a real community vibe. There are numerous large format stores in the nearby village of Apsley – including Sainsbury's, Dunelm, Argos, The Range, Wickes and more. The larger towns of Watford and St Albans are within five and six miles, respectively. There are primary and secondary schools in Kings Langley and the private schools of Abbots Hill, Westbrook Hay, York House, Chesham Prep, Royal Masonic, Berkhamsted and Tring School for Performing arts all within easy reach. Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins) and Junction 20 of the M25 is just two miles away. London Heathrow and Luton airports are both just a 20 minute drive away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No upper chain
- 4 bedrooms
- Driveway
- Walking distance to Kings Langley town
- Large garden
- En-suite to master bedroom





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Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No upper chain
- 4 bedrooms
- Driveway
- Walking distance to Kings Langley tra
- Large garden
- En-suite to master bedroom





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/>







PRIMROSE HILL, WD4 8HZ
APPROX. GROSS INTERNAL FLOOR AREA 1302 SQ FT / 121 SQ M.
 PHOLTKL10895-FC: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT: THE IMAGE TAILOR LTD. 2016.





Proffitt & Holt

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