



# Hempstead Road, Kings Langley

Guide Price £825,000

proffitt  
& holt





## Hempstead Road

### Kings Langley

Proffitt and Holt are delighted to offer to the market this four bedroom detached family home located in the heart of Kings Langley village and within walking distance to the village, local schools and all local amenities. The property is offered to the market with NO UPPER CHAIN and offers a wealth of further potential to extend (stpp).

The internal accommodation comprises entrance hall, living room, dining room, kitchen and garage to the ground floor. To the first floor there are four well-proportioned bedrooms a family bathroom and separate wc.

Externally the property is set back from the road and offers driveway parking to the front, a garage, and to the rear, there is a paved patio seating area ideal for entertaining - the remainder of the garden is laid to lawn.

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





## Hempstead Road

### 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 a distance of approximately one mile.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Detached
- Garage
- NO UPPER CHAIN
- Kings Langley Village





## General information

### Services

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

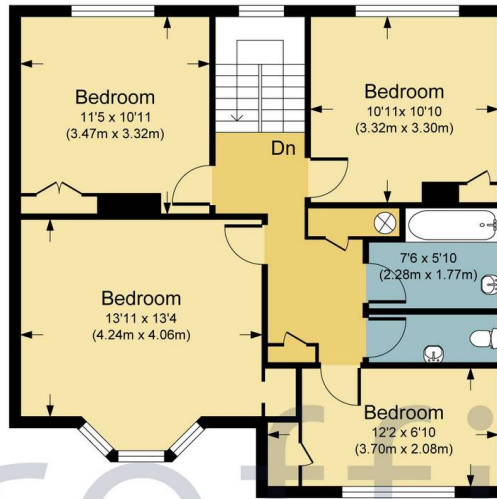
Telephone is subject to telephone installer's transfer regulations.

### Fixtures and fittings

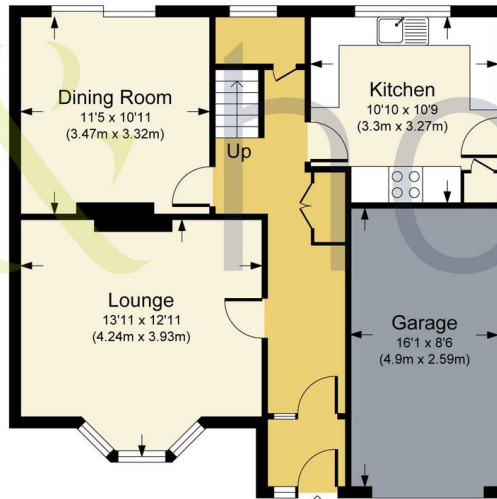
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

***For broadband and mobile speeds see;***  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

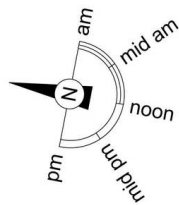




First Floor



Ground Floor



HEMPSTEAD ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1399.52 SQ FT / 130.02 SQ M. INC. GARAGE

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# Proffitt & Holt

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