



Hempstead Road, Kings Langley

£550,000

proffitt  
& holt







## Hempstead Road

Kings Langley

Located just off the village High Street and within close proximity to all local amenities, as well as highly regarded local schooling and excellent commuter links including the M1, M25, A41 and Kings Langley train station, are these four brand new, semi-detached homes, finished to a high specification within a small and exclusive development. Each property comes with allocated parking and an electric car charging point.

The accommodation is set over three floors with plots three and four comprising entrance hall, downstairs WC, open plan living/dining/kitchen area to the ground floor. The first floor houses a double bedroom with en suite and a generous landing/study area, whilst the second floor boasts a further bedroom, a study and a family bathroom.

Externally, the properties boast low maintenance and private gardens and there are allocated parking available for both plots three and four as well as a visitors space.

PREDICTED EPC - EER: B

To fully appreciate what these rarely available properties offer, 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: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Two Bedrooms Plus Study
- Brand New Exclusive Gated Development of Four Homes
- Set Over Three Floors
- Private Garden
- Two Bathrooms
- Ground Floor Guest WC
- Electric Car Charging Points
- Convenient Location Off Kings Langley High Street
- High Specification





For broadband and mobile speeds see:

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

## **General Information**

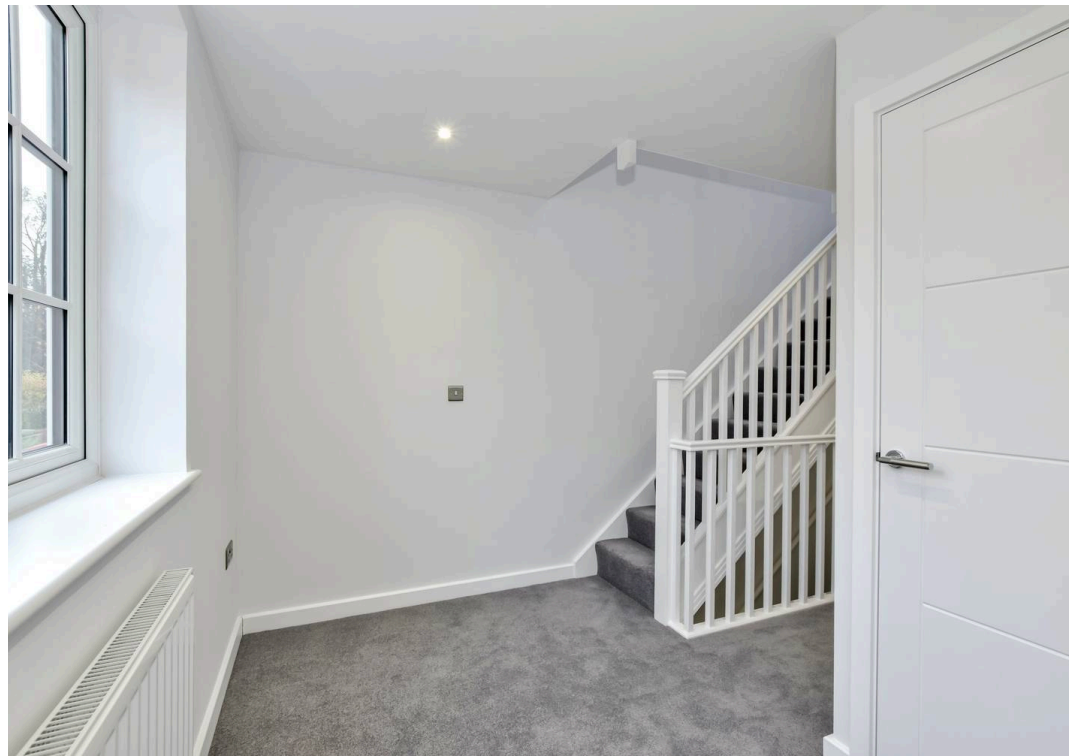
### **Services**

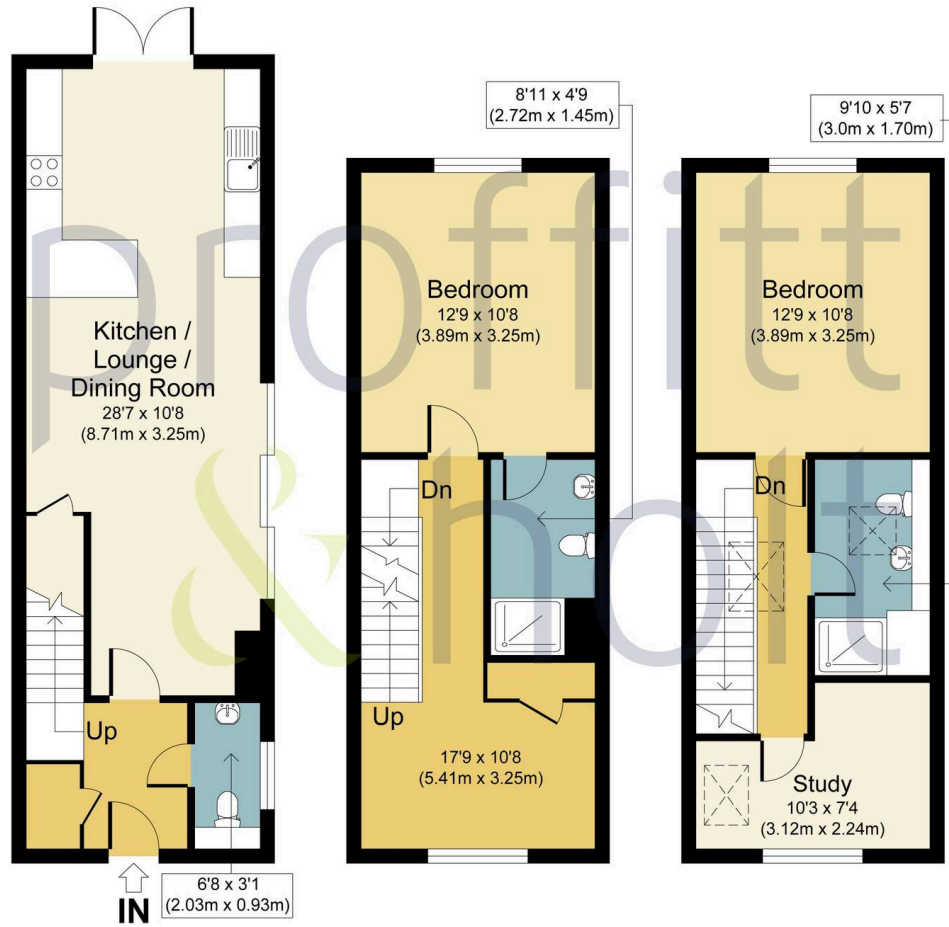
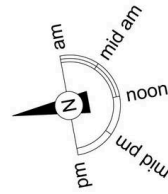
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







Ground Floor

First Floor

Second Floor

PLOT 3, 16 HEMPSTEAD ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1036.88 SQ FT / 96.33 SQ M.

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# Proffitt & Holt

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