



38 Ovaltine Drive, Kings Langley
£250,000

proffitt
& holt





38 Ovaltine Drive

Kings Langley, Kings Langley

A spacious two bedroom, second floor flat with an allocated parking space on the ever popular Ovaltine development, situated half a mile from Kings Langley mainline station and close to Kings Langley Village. Comprising communal entrance with entry phone system, entrance hall, open plan lounge to kitchen with appliances, two double bedrooms and a bathroom. The development also benefits from a communal bike store and patio area at the rear with the communal gardens leading to the Grand Union Canal.

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 approximately a distance of one mile.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





No Upper Chain

2 Bedrooms

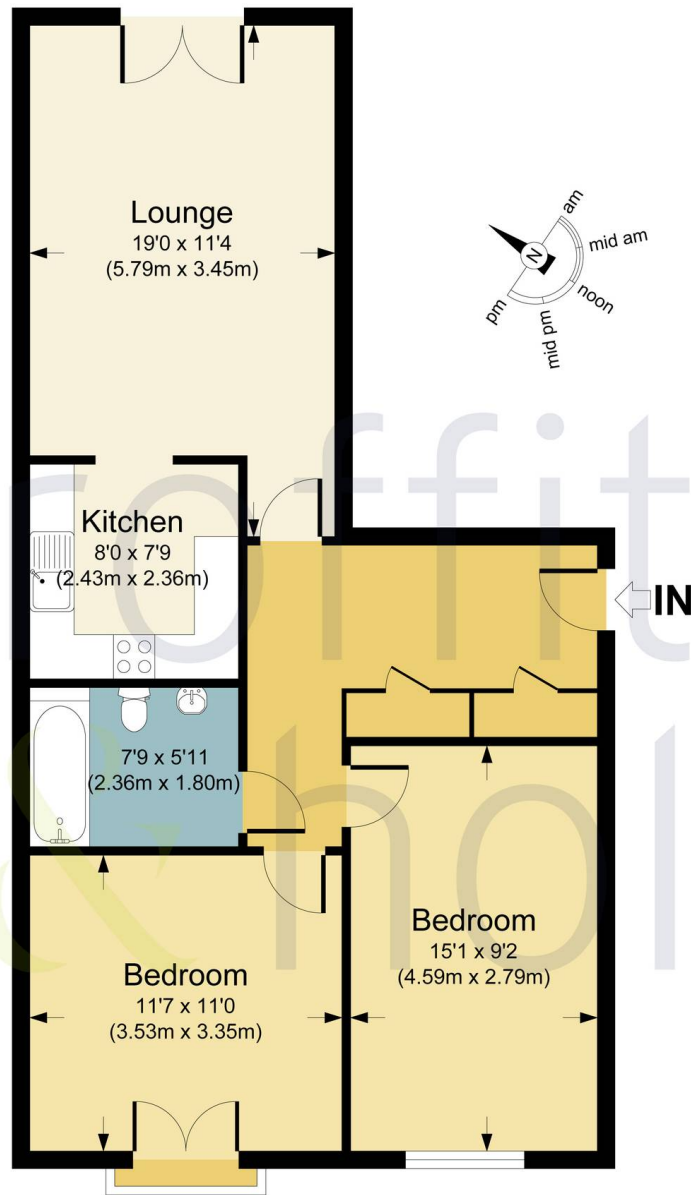
Modern Canalside Development

Allocated Parking for 1 Car

Short Walk to Kings Langley Train Station

Open-plan Kitchen and Living





Second Floor

OVALTINE DRIVE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 692.98 SQ FT / 64.38 SQ M
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