

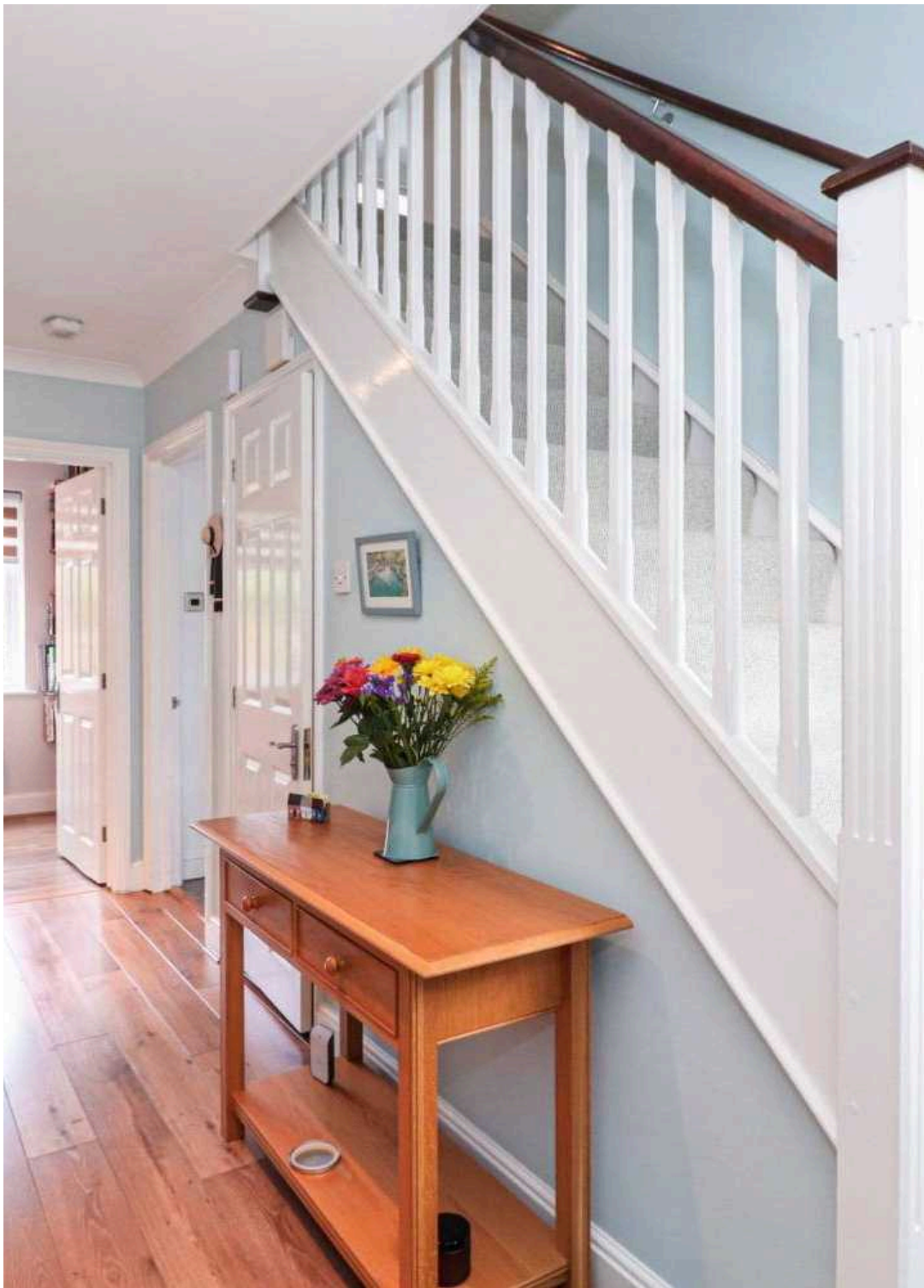


Ash Close, Abbots Langley

In Excess of £1,000,000

proffitt
& holt





Ash Close

Abbots Langley

Proffitt and Holt are delighted to offer to the market this rarely available six bedroom detached family home located in one of the most sought after roads in Abbots Langley, Ash Close.

The property is within walking distance to the High Street and also provides easy access to Kings Langley station.

The internal accommodation comprises entrance hall, living room, dining room, study, kitchen/diner, utility room, downstairs wc and double garage.

To the first floor there are six bedrooms (with the master boasting its own en suite and dressing room) and a family bathroom.

Externally the property excels with ample driveway parking to the front, a double garage and a private and secluded garden to the rear.

If you would like to arrange an internal visit please contact leading local agent Proffitt and Holt.





Ash Close

Abbots Langley

Abbots Langley has a number of local shops catering for most daily 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 approximately three miles. For the commuter, both Kings Langley and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Six Bedrooms
- Sought After Location
- Quiet Close
- Walking Distance
- Walking Distance to High Street
- Close to Station
- Double Garage





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.

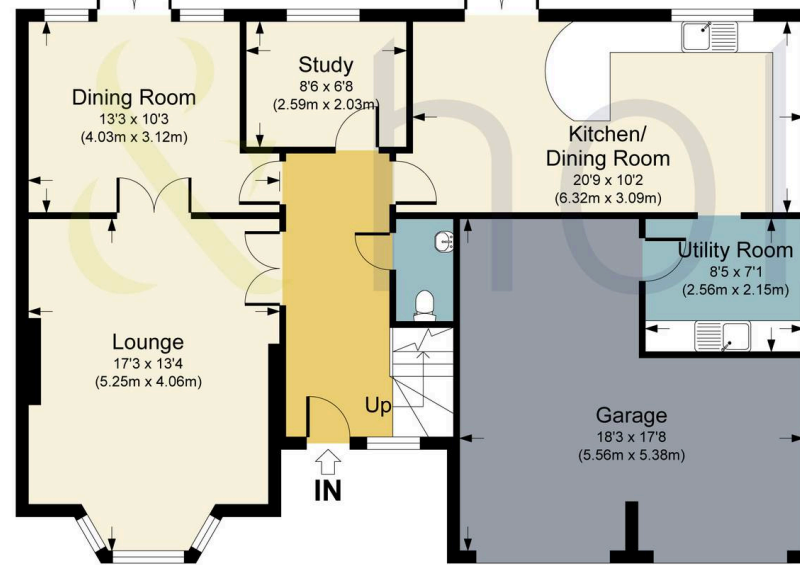
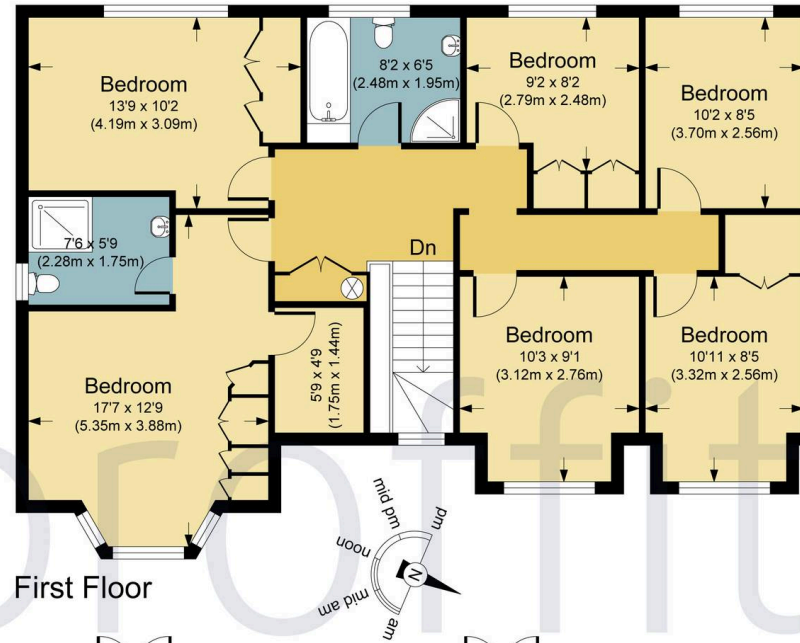
Fixtures and fittings

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/>







ASH CLOSE, WD5

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Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

