



Hazelwood Lane, Abbots Langley

£625,000

proffitt
& holt





Hazelwood Lane

Abbots Langley

Having been recently extended by the current owners, this spacious family home sits in a fantastic location, conveniently positioned within walking distance of local shops and schools, as well as Abbots Langley High Street and Kings Langley train station.

The accommodation is well laid out, offering a lovely flow. The ground floor consists of a welcoming entrance hall with boot room and shower room with W/C and has doors taking you in to the living room and kitchen/diner. The formal living room is a particularly large and bright room, boasting a large window and modern feature fireplace. From here, double doors flow in to the kitchen-diner, which is a comfortable South-facing space with direct access out to the garden. The kitchen itself is fitted in a traditional shaker design with wooden worktops and a range of integrated appliances. The breakfast bar serves as a comfortable place to sit and converse. Directly adjacent to the kitchen are separate study and utility rooms, offering further functionality to this home.

Stairs rise to the first floor, where there are 3 well appointed bedrooms and a family bathroom. As was the norm with this style of house, the toilet and bathroom are separate but can easily be knocked together if you desire. Additionally, there is plenty of potential for a loft conversion (STPP), should you ever need more space.

Externally, the South-facing garden has been fully landscaped to provide a low maintenance space that is ideal for entertaining, with a large patio and simple lawned area. Side access takes you to the front of the house, where there is a driveway that offers off street parking for multiple vehicles and an EV charging point.

Viewing is highly recommended.





Hazelwood Lane

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 mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Open Plan Kitchen-Diner
- Downstairs Shower Room
- South-Facing Rear Garden
- Driveway with EV Charger
- Walking Distance to Shops, Schools and Train Station
- Further Potential to Extend STPP
- Utility Room Plus Study





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/>

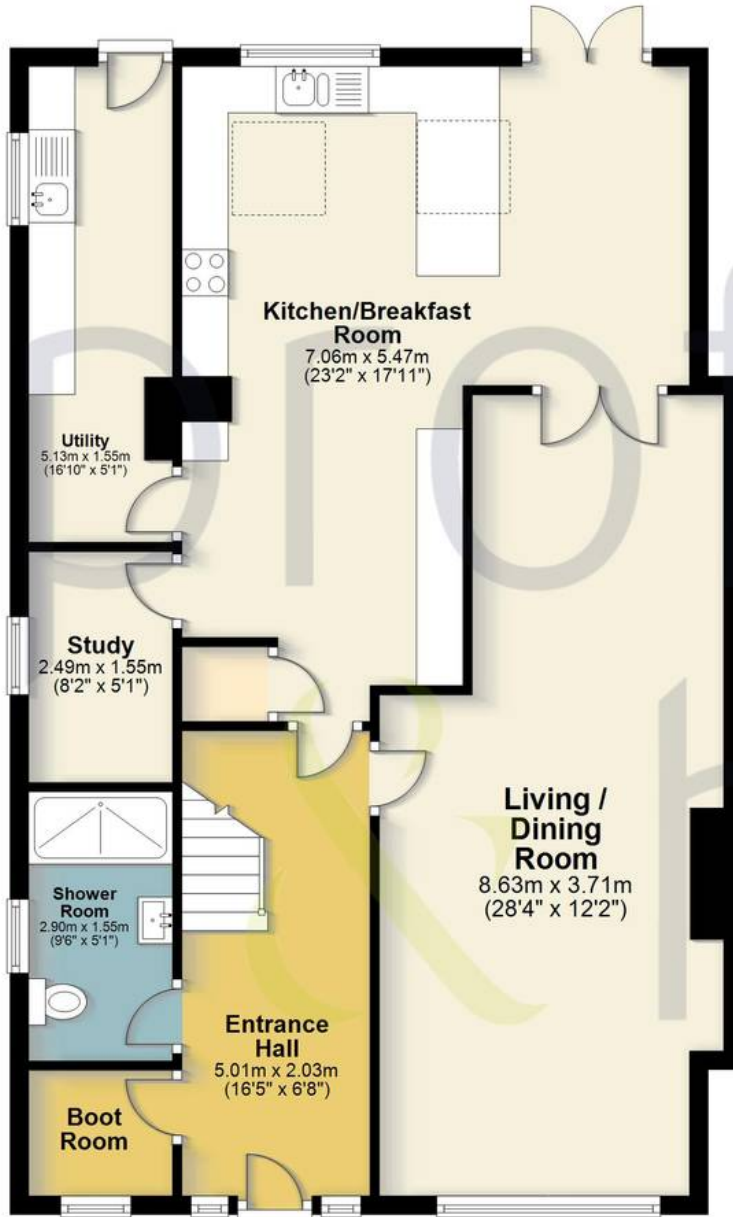






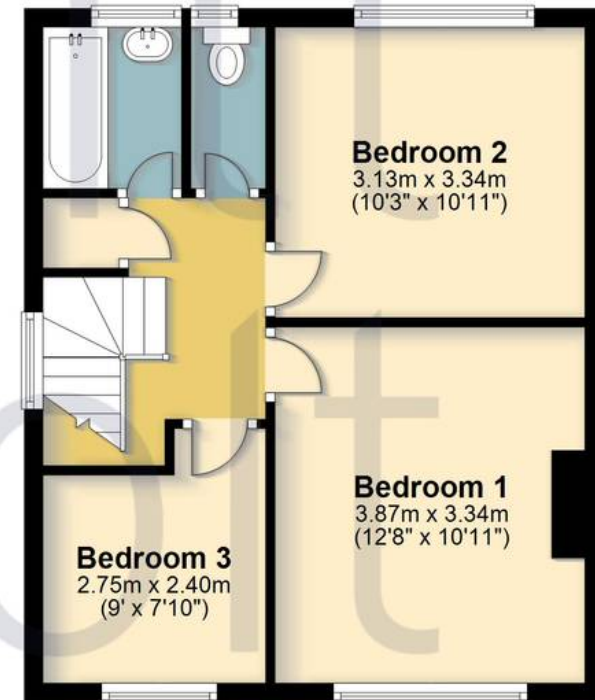
Ground Floor

Approx. 89.1 sq. metres (959.2 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



Total area: approx. 130.5 sq. metres (1404.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.

Plan produced using PlanUp.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

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

