



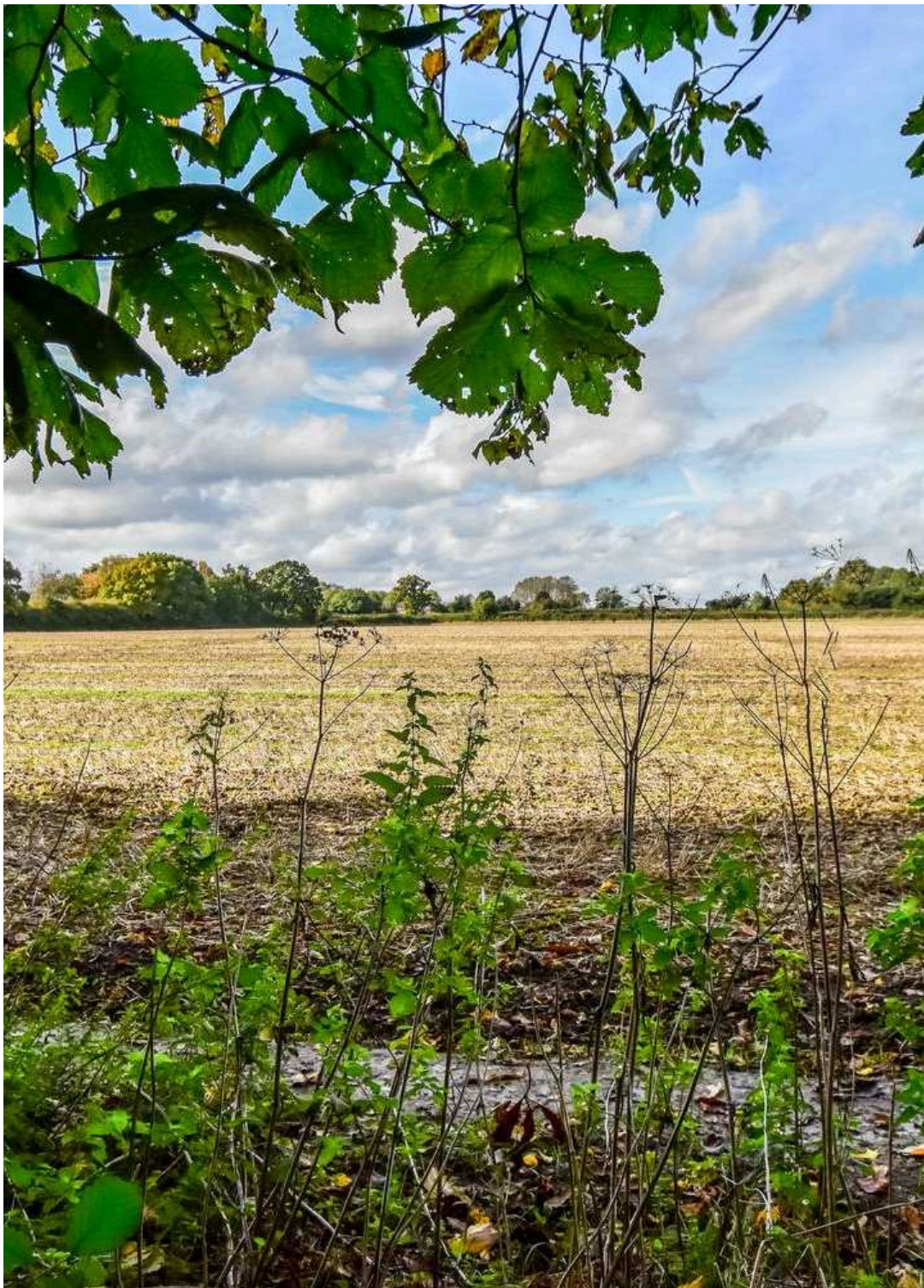
Seabrook Road, Kings Langley

£1,300,000

proffitt  
& holt







## Seabrook Road



### Kings Langley

Rarely available, this spacious and versatile home sits on a popular private road in a semi-rural location within Kings Langley. Internally, it measures over 2500sqft, with a plot of 0.51 acres and an established 280ft rear garden. The fully self contained 2 bedroom annexe makes this a wonderful multi-generational family home.

The main house has been fully refurbished and extended by the current owner, offering a welcoming entrance hall that leads in to 2 double bedrooms, a family bathroom, a wonderful reception room with solid fuel burner and views out to the garden, as well as a particularly spacious kitchen/dining/living room. The bespoke kitchen has been fitted in a classic shaker design and embraces the country feel of the property, with wooden worktops, range cooker and solid oak flooring (with underfloor heating). An adjacent utility room and W/C separate you from the annexe, whilst stairs rise from the entrance hall to the first floor, which houses the vast master bedroom and en-suite. The annexe is a brilliant space and is fully fitted to make every day life completely comfortable, making it a great space for elderly relatives, older children or even to rent out for an additional income stream. Entering via your own front door, there is an oversized utility room, with plenty of storage. From here, a hallway leads you to a bedroom with fitted wardrobes and then on to the main open plan kitchen/living space. The kitchen is fitted in a contemporary design, with integrated appliances, granite worktops and the vaulted ceilings/bi-fold doors give a wonderful sense of space. The main bedroom sits at the rear and benefits from fitted wardrobes and a modern en-suite shower room, whilst dual aspect windows overlook the garden. The entire annexe is serviced by underfloor heating. It is important to note that whilst the annexe has its own front door, there is a doorway between the main house and annexe, should you need direct access.

Externally, the rear garden is a wonderful and completely secluded space which is surprisingly low maintenance given its size. The first section is a more formal area, with a patio that flows out from the house and neat lawns. As you progress further down, it takes on a more natural feel, with established trees and different areas to explore, before finally backing on to fields at the rear. Side access leads you to the front of the house, where the gated driveway offers plenty of secure off street parking for multiple vehicles. Viewing is highly recommended.





## Seabrook 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 approximately a distance of one mile.

Council Tax band: E

Tenure: Freehold

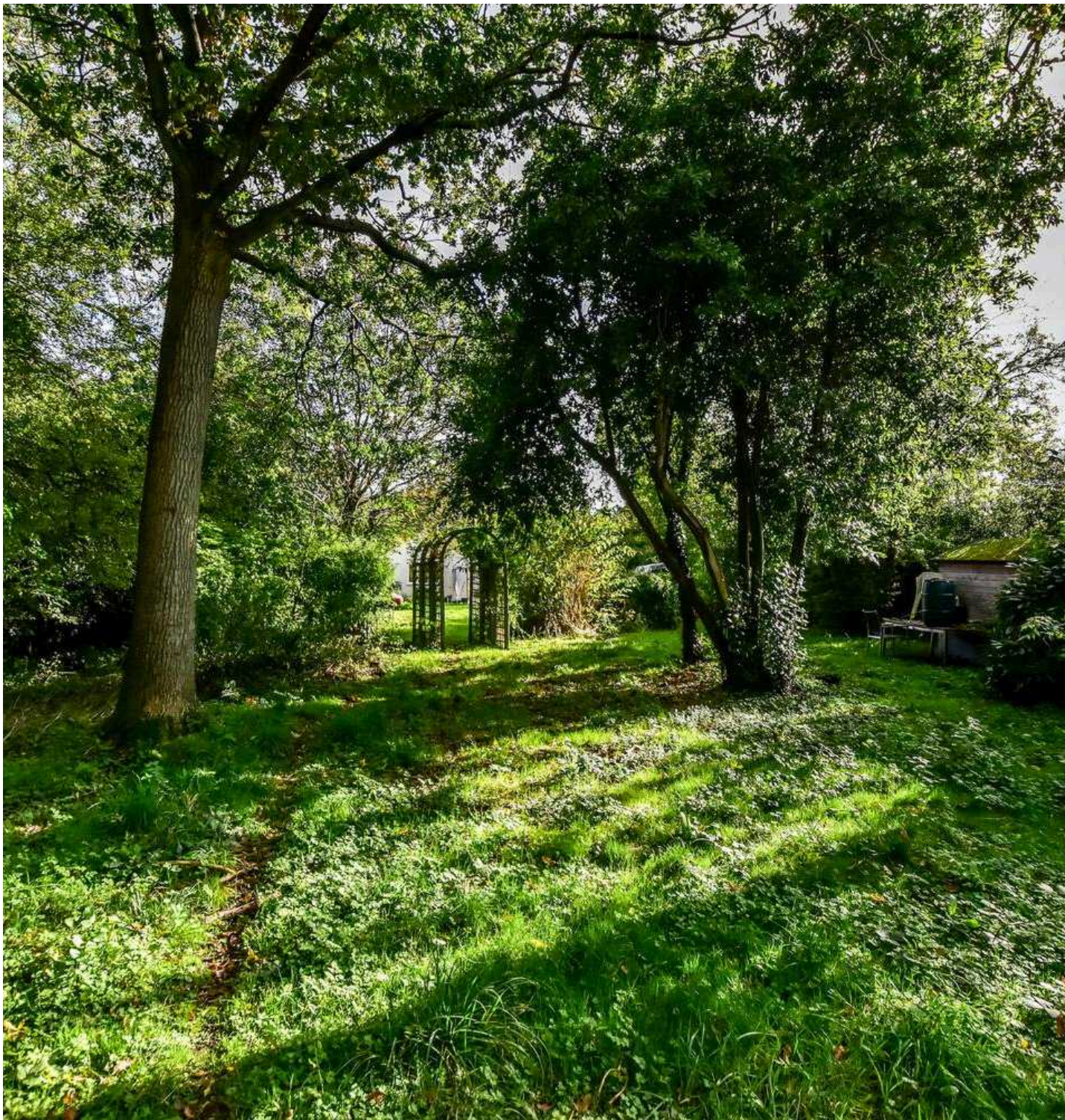
EPC Energy Efficiency Rating: C



- Self Contained 2 bedroom Annexe
- Plot of 0.51 Acres
- Open-plan Kitchen Diner
- Versatile Accommodation
- Master Bedroom with En-Suite
- Popular Location on Private Road
- 280ft Rear Garden
- Large Gated Driveway







*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

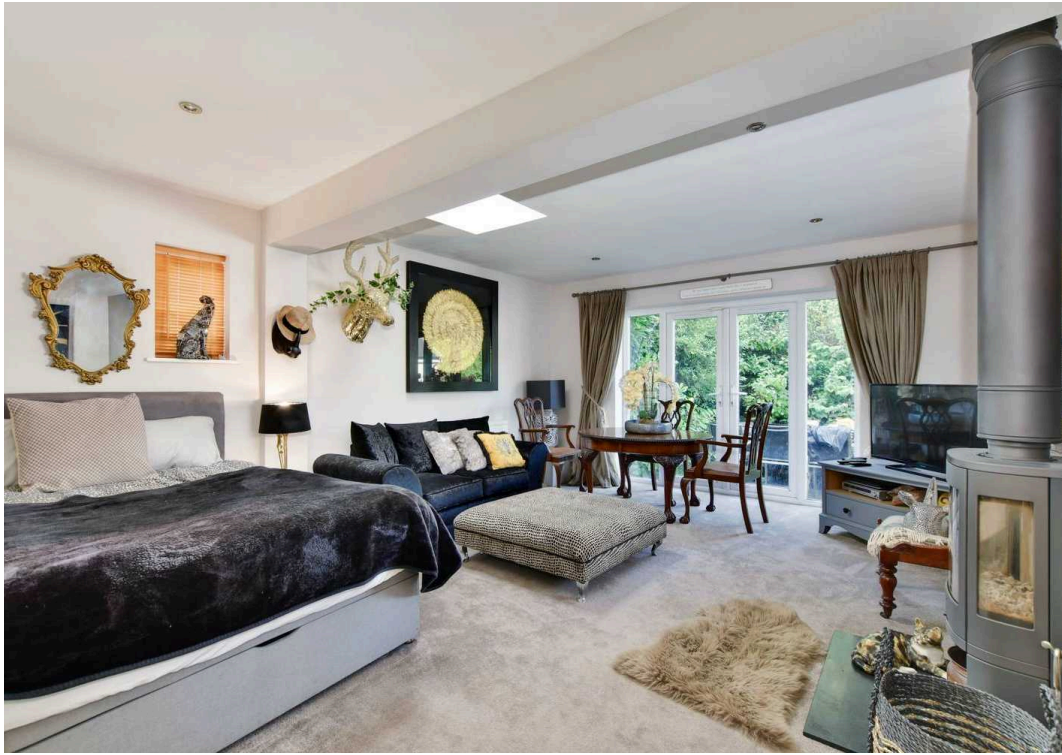
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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













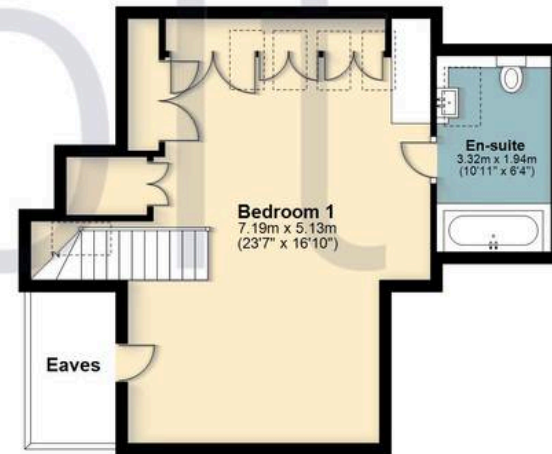




**Ground Floor**  
Approx. 195.0 sq. metres (2098.5 sq. feet)



**First Floor**  
Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 239.0 sq. metres (2573.0 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

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