



Jubilee Walk, Kings Langley

£900,000

proffitt
& holt





Jubilee Walk

Kings Langley

This attractive family home sits in a wonderful position within this popular modern cul-de-sac. Jubilee Walk was constructed in 2002 and is perfectly located within a short walk of Kings Langley High Street and Train Station, yet also backing on to a park and woodland, making it an ideal location for commuters - 25 minutes to London Euston - or families with children.

The house is tastefully decorated and immaculately presented throughout, with well laid out accommodation that flows from start to finish. The centrally located entrance hall gives access to all rooms, whilst also benefitting from a downstairs W/C and coat cupboard. A comfortable study sits at the front of the house, whilst to the rear there is a refitted kitchen-diner, offering plenty of cupboard and worktop space, along with a range of integrated appliances and access to a separate utility room. Additionally, there is a spacious and bright living room with double doors that flow through to a separate dining room/family room, leading directly out to the garden.

Stairs rise to the lovely and airy first floor landing, where there is access to 4 bedrooms and a family bathroom. 2 of the bedrooms could easily be considered the master, with fitted wardrobes and en-suite showers to both. The remaining 2 bedrooms are comfortable doubles.

Externally, the rear garden is a simple and particularly private space. With an attractive patio area and level lawn, this neat space is easily maintained, yet functional for a family. There is also direct access to the garage from the rear. Side access takes you to the front of the house, where there is off street parking for 3-4 vehicles.





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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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern Detached Family Home
- Short Walk to Kings Langley Train Station and High Street
- Garage and Driveway for Multiple Vehicles
- 4 Bedrooms and 3 Bathrooms
- Downstairs W/C
- Tastefully Decorated Throughout
- Utility Room
- Open-Plan Kitchen/Diner





For broadband and mobile speeds see:

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

General Information

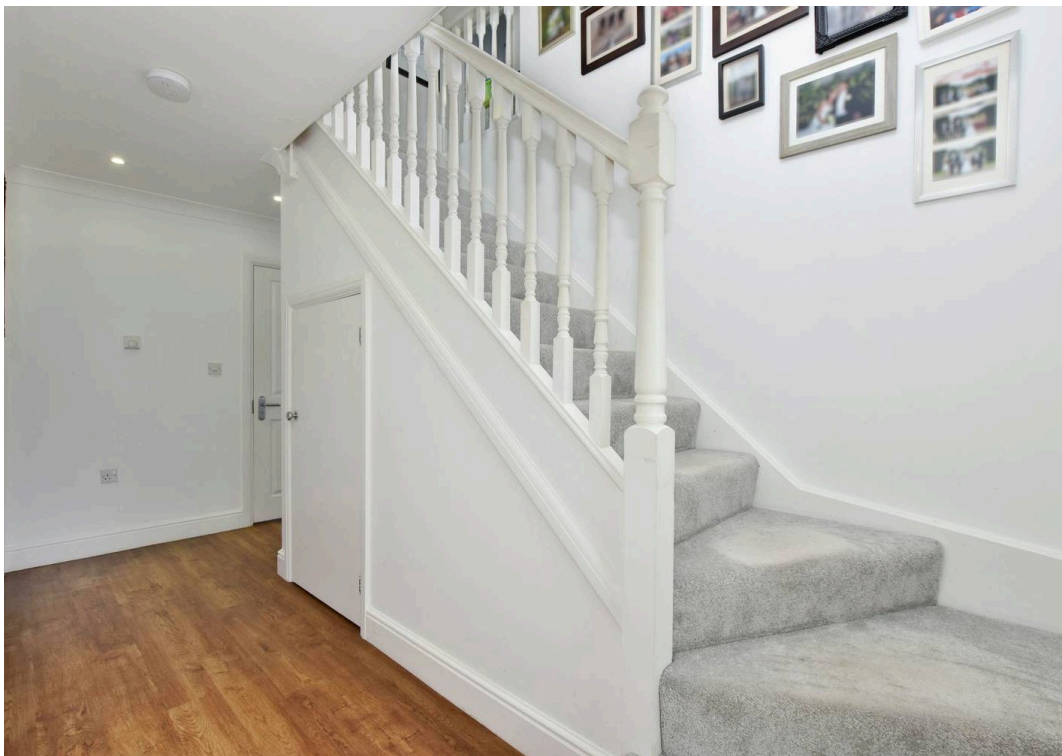
Services

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. 91.2 sq. metres (981.2 sq. feet)



First Floor
Approx. 71.0 sq. metres (764.4 sq. feet)



Total area: approx. 162.2 sq. metres (1745.6 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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