



## Harlech Road, Abbots Langley

In Excess of £500,000





## Harlech Road

Abbots Langley

An immaculate and tastefully decorated modern family home, nestled in the corner of this popular cul-de-sac, within a stones throw of local shops and the ever popular Leavesden Country Park and within close proximity of Parmiters School.

Having been extended by the current owner, it boasts flowing accommodation with the ground floor consisting of a welcoming entrance hall and guest W/C, contemporary white kitchen and beautiful and bright living/dining room. This open-plan space flows directly out to the garden. To the first floor are three bedrooms and beautifully refitted shower room with matt black fittings and marble tiles.

Externally, the South-facing rear garden has been beautifully landscaped with different seating and lawned areas, as well as established borders. Side access leads you to the front, where there is off street parking for 2 cars.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C







## Harlech Road

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 approximately two miles distance.

- Quiet Cul-De-Sac
- Modern Extended Family Home
- Tastefully Decorated Throughout
- Off Street Parking for 2 Cars
- Ground Floor W/C
- Short Walk to Shops and Leavesden Country Park
- Close Proximity of Parmiters School
- South-Facing Rear Garden







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.











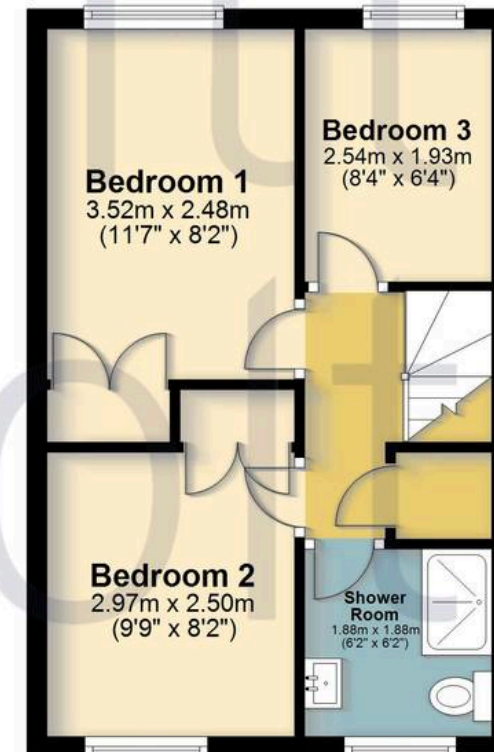
## Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



## First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)



Total area: approx. 75.0 sq. metres (807.5 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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