



Grand Union Way, Kings Langley

£699,950

proffitt
& holt





Grand Union Way

Kings Langley

NO UPPER CHAIN. Proffitt and Holt are delighted to present this stunning modern house in a sought-after canal-side development, within just a few minutes walk to Kings Langley train station, giving direct access to London Euston in 25 minutes. This property has been meticulously upgraded to a particularly high specification, boasting premium features throughout.





Grand Union Way

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 a distance of approximately one mile.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Upgraded Throughout to a High Specification
- 2 Parking Spaces
- Canalside Development
- Garden Games Room/Office
- Stylish Kitchen-Diner with Premium Appliances and Bi-Fold Doors
- No Upper Chain
- Short Walk to Kings Langley Train Station
- Four Double Bedrooms [Two with En-Suites]





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/>







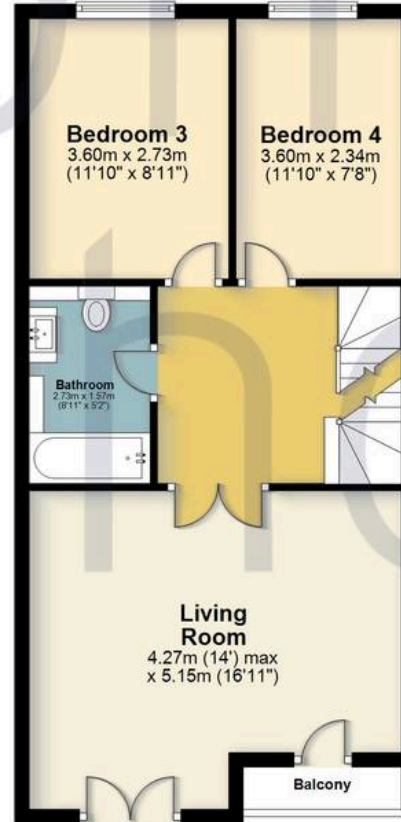
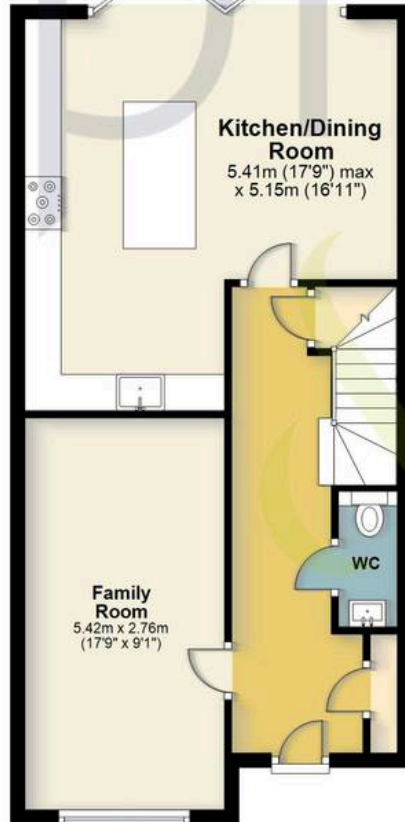
Ground Floor

Approx. 72.5 sq. metres (780.1 sq. feet)



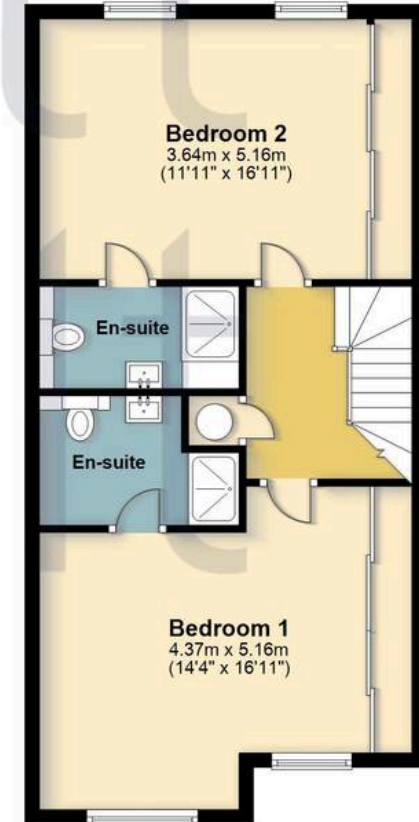
First Floor

Approx. 54.2 sq. metres (582.9 sq. feet)



Second Floor

Approx. 54.6 sq. metres (587.8 sq. feet)



Total area: approx. 181.2 sq. metres (1950.8 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

