



Breakspeare Road, Abbots Langley

£475,000

proffitt
& holt





Breakspeare Road

Abbots Langley

Proffitt and Holt are proud to bring to market this beautiful Victorian character home, perfectly positioned in the heart of Abbots Langley, within a couple of minutes walk of the High Street, whilst also within walking distance of Kings Langley Train Station.

Having been previously extended, the current owners have remodelled and improved the home throughout, creating a stylish and contemporary design, whilst also retaining a wealth of character features, such as original fireplace and lovely high ceilings to the main living room. The kitchen-diner is a lovely and bright space, boasting vaulted ceilings and double doors straight out to the garden, whilst also offering plenty of worktop and cupboard space.

The first floor consists of a wonderful double bedroom, along with a further single bedroom - currently being used as a dressing room - and a recently refitted family bathroom with walk-in shower. Stairs rise again to the second floor, which house the master bedroom, which is another beautifully bright room.

Externally, the rear garden has been lovingly and painstakingly designed and curated to create a beautiful and calming space. A cobbled path meanders through the myriad of plants and flowers in these established borders. Additionally, there is a comfortable seating area and functional garden shed.

Viewing is highly recommended to appreciate the design and charm of this lovely home.





Breakspare Road

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Victorian Character Property
- High Ceilings and Feature Fireplace
- Short Walk to Abbots Langley High Street
- Extended Kitchen-Diner
- 3 Bedrooms
- Tasteful Decor Throughout
- Shutters to Front Windows
- Beautifully Landscaped Rear Garden





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/>







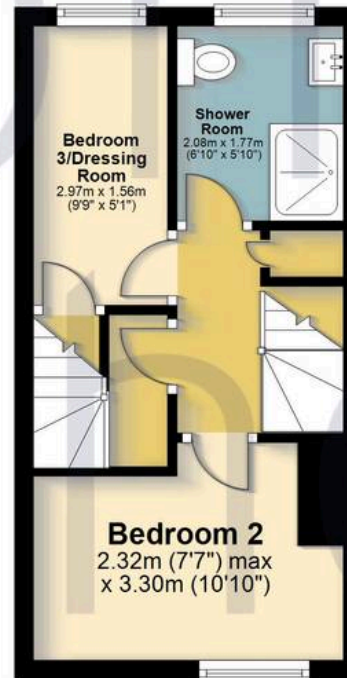
Ground Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



First Floor

Approx. 22.6 sq. metres (243.2 sq. feet)



Second Floor

Approx. 14.5 sq. metres (155.6 sq. feet)



Total area: approx. 71.9 sq. metres (774.0 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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