



Breakspeare Road, Abbots Langley

Guide Price £430,000

proffitt  
& holt







## Breakspeare Road

Abbots Langley

Proffitt and Holt are delighted to offer to the market this well presented example of a two bedroom period property in the heart of Abbots Langley, within walking distance to the village high street and all its local amenities. The property is being marketed with no upper chain.

The property has been well maintained by the current vendors and the internal accommodation comprises entrance porch, open plan living/dining room, kitchen and downstairs bathroom to the ground floor. To the first floor, there are two well proportioned double bedrooms and a well appointed shower room.

Externally the property boasts a low maintenance and well manicured garden which is mainly laid to lawn with a large decked area. In addition, there is a further paved area to the rear (currently housing a hot tub and two sheds).

To arrange an internal visit please contact leading local agent Proffitt and Holt.





## Breakspeare 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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Two Bedrooms
- Abbots Langley
- Close to Village
- Period Property
- Well Presented Throughout
- Two Bathrooms
- No Upper Chain







## 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:***

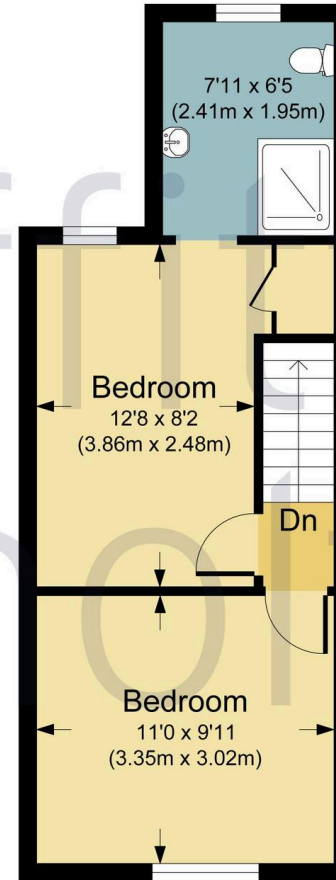
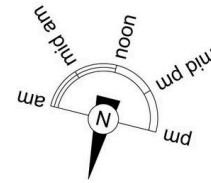
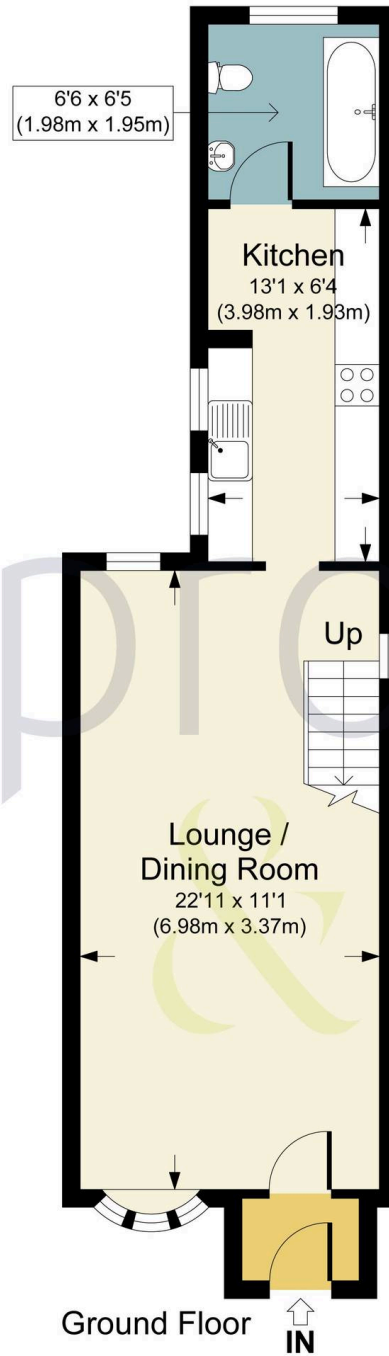
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BREAKSPEARE ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 701.91 SQ FT / 65.21 SQ M  
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## Proffitt & Holt

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