



Harlech Road, Abbots Langley

In Excess of £450,000

proffitt
& holt





Harlech Road

Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this modern family home in a popular cul-de-sac, and just a stones throw away from local shops and the ever popular Leavesden Country Park, as well as the highly regarded Parmiters School.

To the ground floor the accommodation comprises, entrance hall, separate kitchen, living / dining room and WC. To the first floor are three well proportioned bedrooms and a family bathroom.

Externally, the rear garden is both low maintenance and ideal for entertaining and has been mostly laid to lawn with a paved patio seating area directly to the rear. Side access leads you to the back, where there is off street parking for 2 cars.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





60 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 approximately two miles distance.

- NO UPPER CHAIN
- Potential to extend (STPP)
- Downstairs WC
- Close to shops and amenities
- Well presented throughout
- 2 Allocated Parking Spaces
- End of Terrace





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.

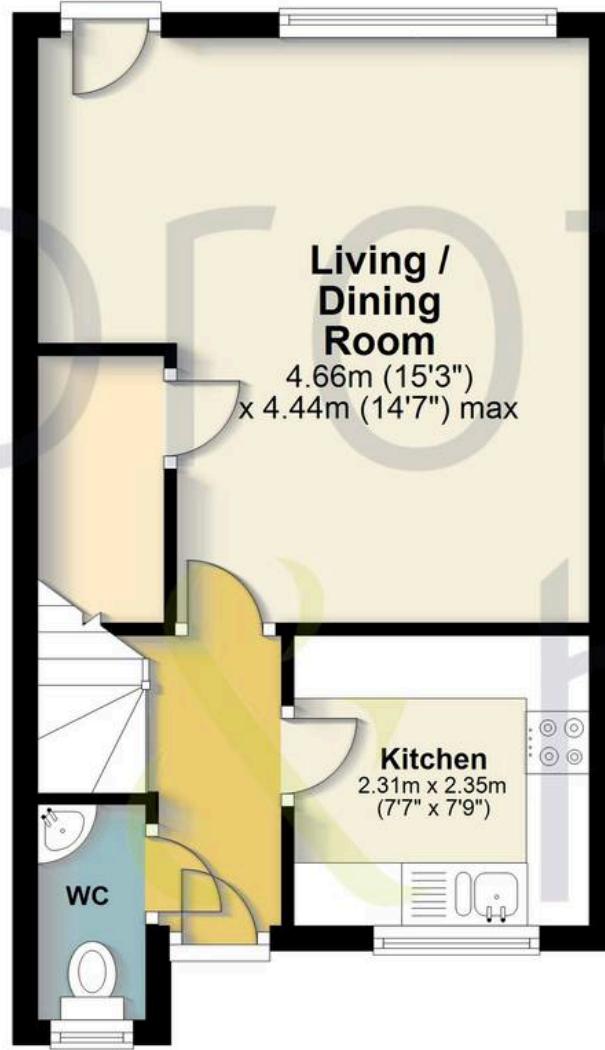






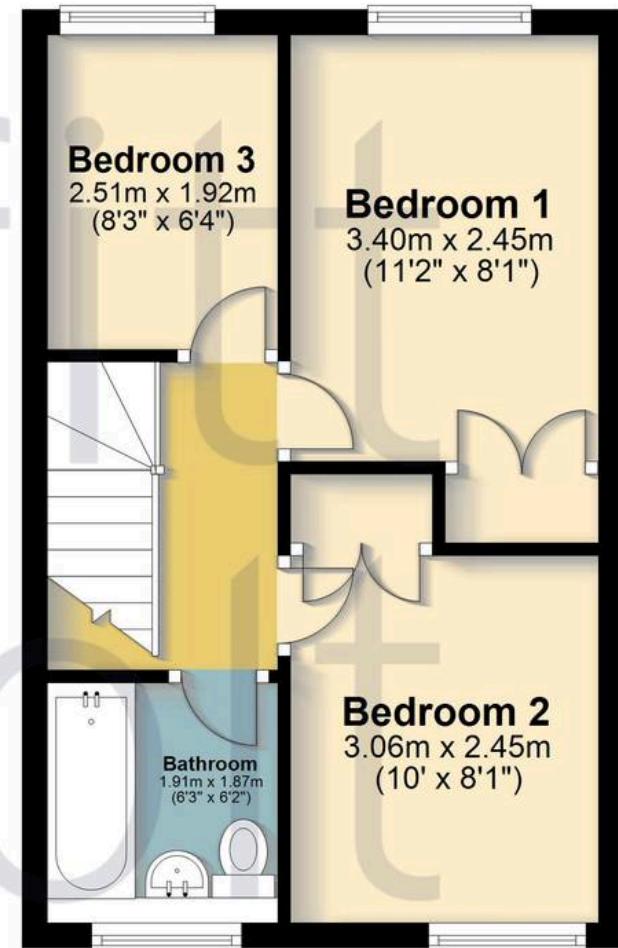
Ground Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.2 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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