



Broomfield Rise, Abbots Langley

£500,000

proffitt  
& holt





## Broomfield Rise

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three bedroom semi-detached family home located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links and highly regarded local schooling.

The internal accommodation comprises entrance hall, living room, dining room, kitchen, utility room, downstairs W/C, and store room to the ground floor.

The first floor comprises three well-proportioned bedrooms and are fitted family bathroom.

Externally the property excels with driveway parking to the front and a private and low maintenance South-facing garden to the rear.

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

Three Rivers District Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





## Broomfield Rise

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.



- No Upper Chain
- Short Walk to Abbots Langley High Street and Schools
- South Facing Rear Garden
- Driveway for Multiple Vehicles
- Lots of Potential to Extend (STPP)
- Recently Refitted Kitchen





**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**

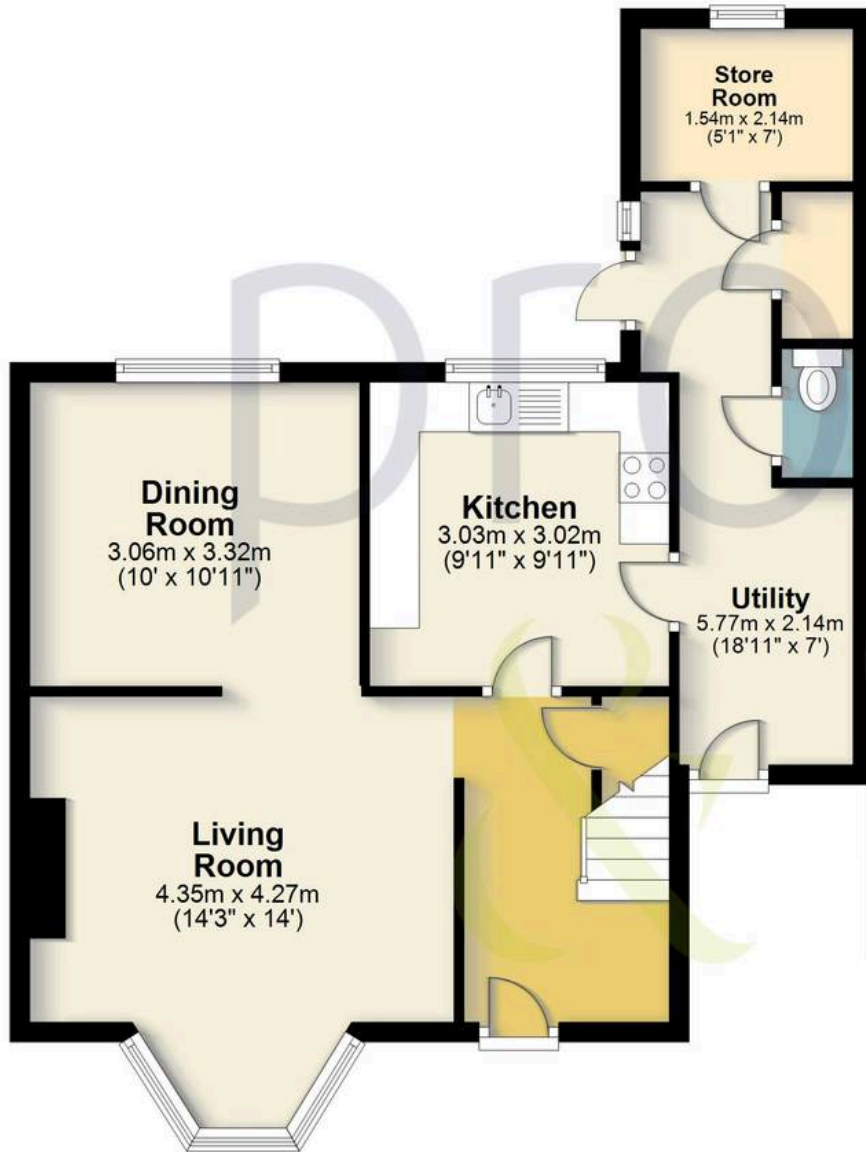
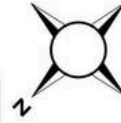
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





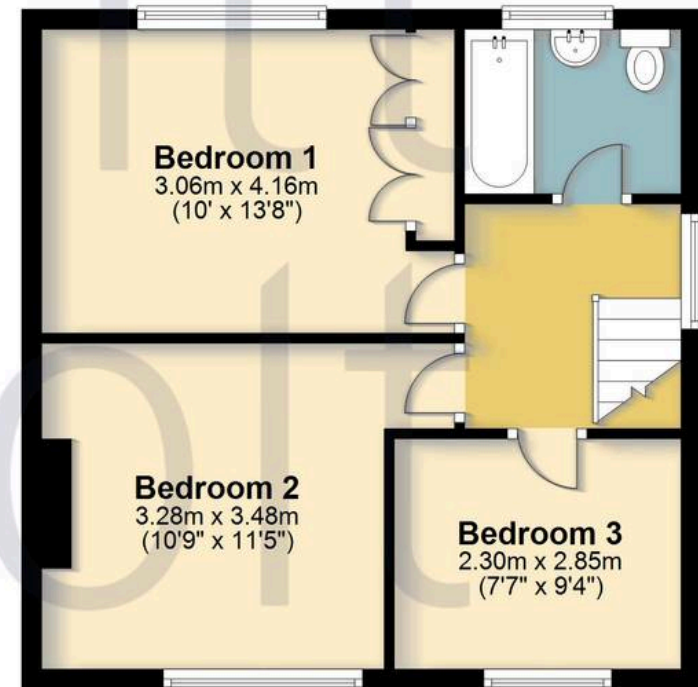
## Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



## First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 99.1 sq. metres (1067.2 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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