



Kings Meadow, Kings Langley

In Excess of £800,000

proffitt
& holt





Kings Meadow

Kings Langley

Being sold without the complications of an onward chain is this spacious 4 bedroom family home, which sits in one of the most favourable spots in Kings Langley. This sprawling plot boasts a wonderful outlook over the Grand Union Canal, yet is still within a short walk of the village High Street and train station.

Stepping in to a welcoming entrance hall with guest W/C, doors lead you in to a large and bright dual aspect living room, as well as a separate family room and spacious kitchen. The kitchen itself has been refitted in a simple and contemporary design with plenty of storage and worktop space, as well as a number of integrated appliances. Additionally, there is a further reception room with lovely views over the garden and direct access out to the patio.

To the first floor, there are 4 well appointed bedrooms, 3 of which benefit from built-in wardrobes and a tastefully refitted family bathroom.

Externally, the property is wonderfully unique, with a wrap around South-facing garden which gives you direct access on the Grand Union Canal. This beautiful and well thought out space boasts a number of different areas, some designed to make the most of the views, others offering complete privacy. The patio area that flows directly out from the house is a lovely area to sit and relax. Additionally, there is rear access to the garage, as well as side access to the front of the house where there is off street parking for multiple vehicles.

Viewing is highly recommended.





Kings Meadow

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: D

EPC Environmental Impact Rating: E

- No Upper Chain
- Canalside Detached Home
- One of the most Lucrative Areas of Kings Langley
- Short Walk to High Street and Train Station
- Garage and Off Street Parking
- Potential to Extend (STPP)
- Wrap Around South-Facing Garden
- Study/Garden Room
- Downstairs W/C





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

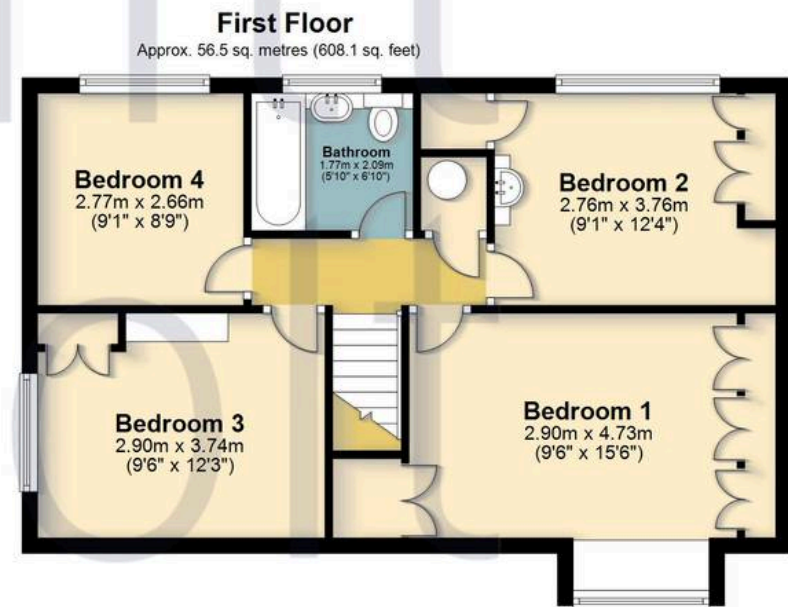
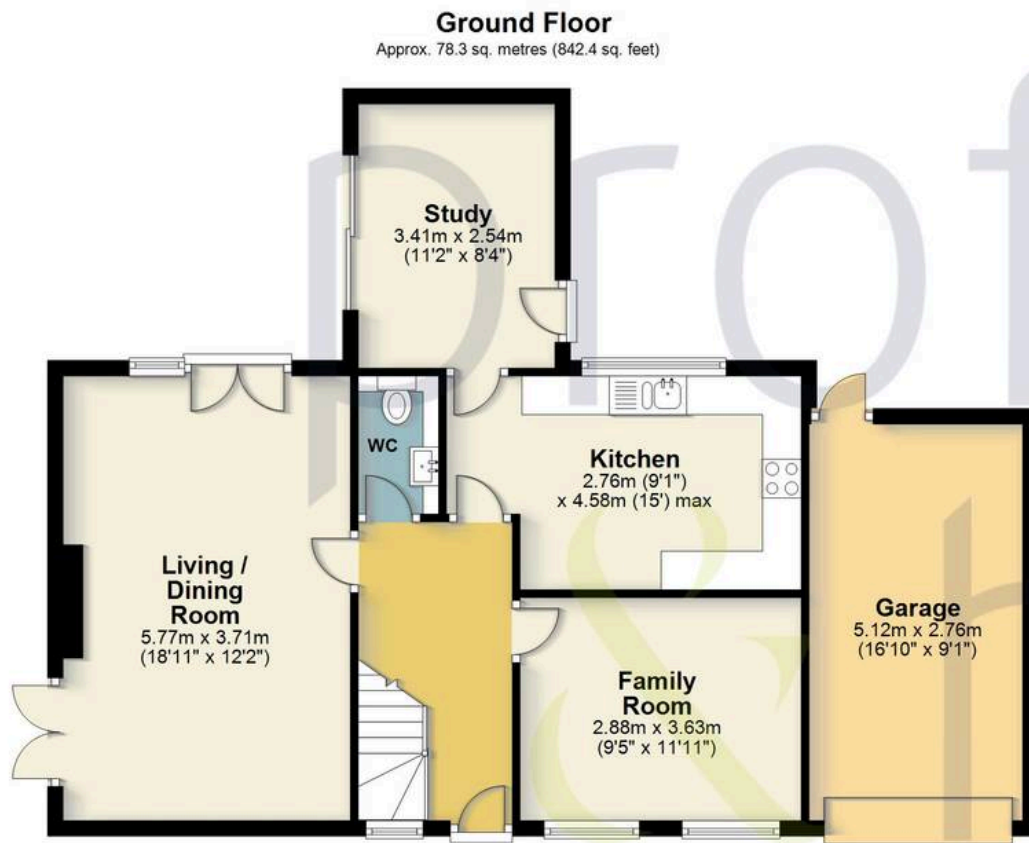
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











Total area: approx. 134.8 sq. metres (1450.5 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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