

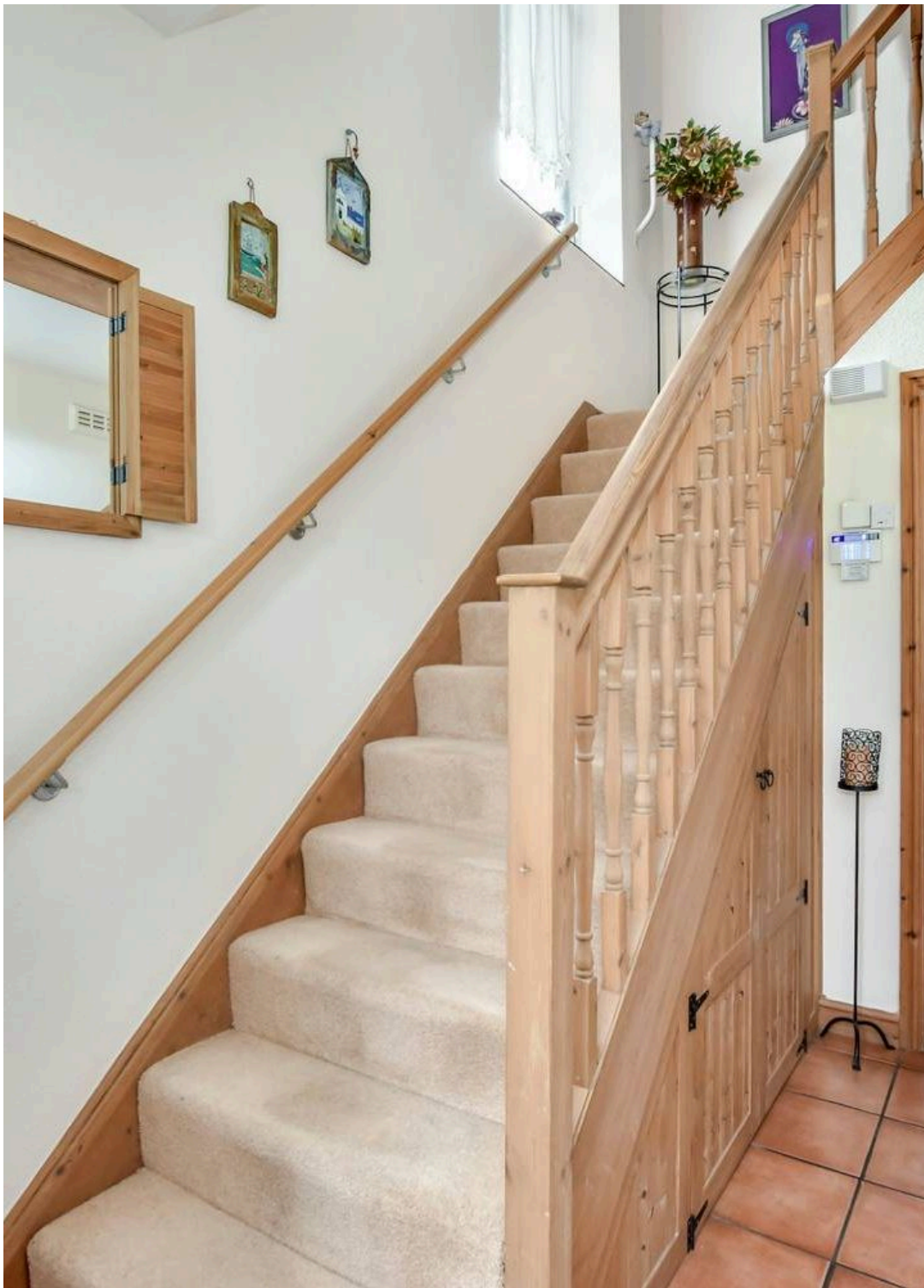


Upper Highway, Abbots Langley

In Excess of £500,000

proffitt
& holt





Upper Highway

Abbots Langley

Proffitt and Holt are delighted to offer to the market this extended three bedroom semi detached family home offering further potential to extend (stpp) and located in the highly sought after 'Upper Highway' bordering both Kings and Abbots Langley. The property is conveniently positioned for a range of nearby transport links and local amenities, as well as high regarded local schooling.

The internal accommodation comprises entrance hall, living room, kitchen/breakfast room, family room and downstairs wc to the ground floor.

To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property boasts a generous garden to the rear, and picturesque outlook from the living room over a green, with ample on road parking available for residents.

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





Upper Highway

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 both the M25 at Junction 20 and M1 at Junction 6 are approximately 2 miles drive for easy commute into London or the north of England.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended
- Semi Detached
- Sought After Location
- Further Potential (stpp)
- Freehold
- Generous 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/>

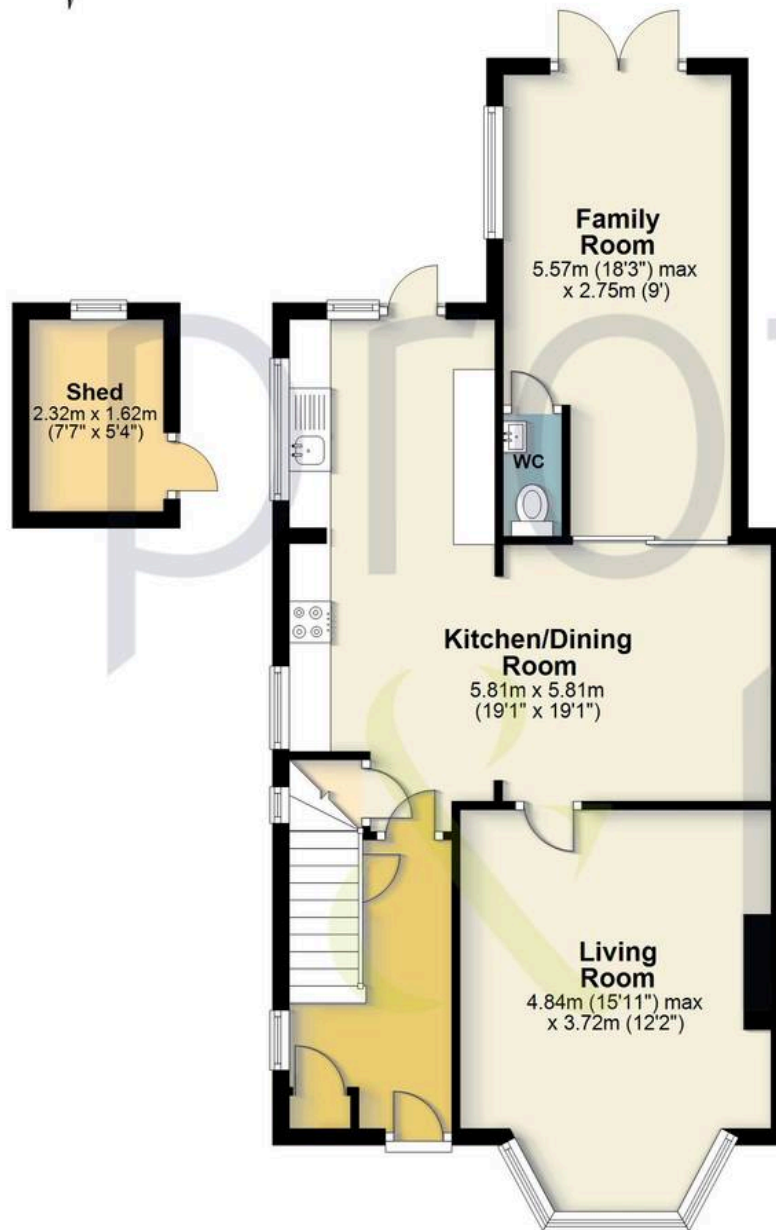






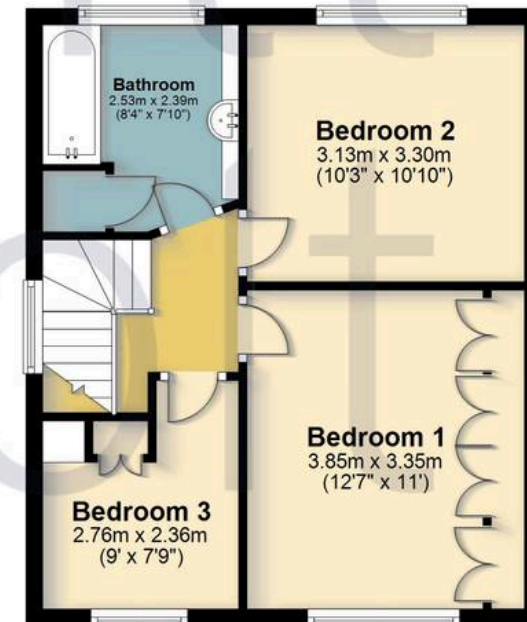
Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



First Floor

Approx. 40.9 sq. metres (439.9 sq. feet)



Total area: approx. 110.1 sq. metres (1185.6 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

