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FOR SALE

01923 270333

Havelock Road, KINGS LANGLEY

In Excess of £250,000

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Havelock Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available and well presented one bedroom first floor maisonette within walking distance to Kings Langley village.

Internally the property comprises entrance hall, stairs to first floor landing, living room, re fitted kitchen & bathroom and a double bedroom.

Externally the property boasts both front and rear gardens (the rear garden is mostly owned by the vendor, however there is a small section which belongs to the neighbour which is currently not fenced off).

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

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

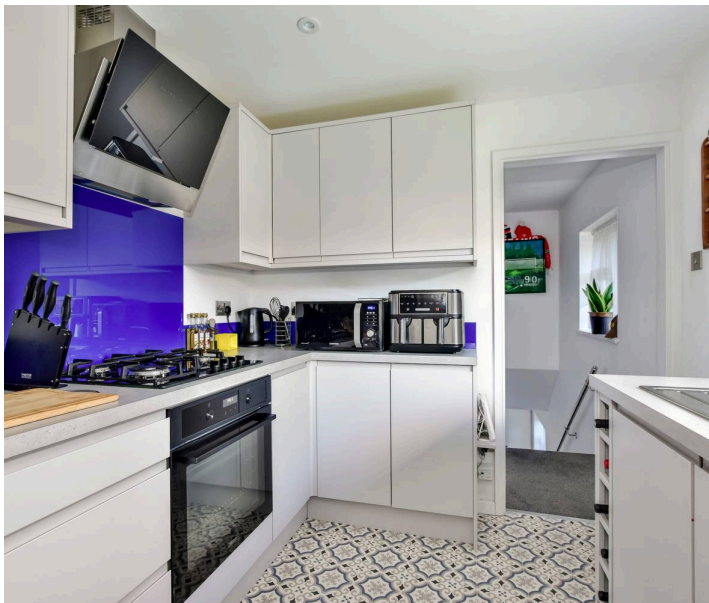




Havelock Road

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 approximately a distance of one mile.



- One Bedroom
- Very Low Service Charges/Ground Rent
- Own Garden
- Re Fitted Kitchen & Bathroom
- Ideal First Time Purchase
- Ideal Buy to Let
- Walking Distance to Village





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.

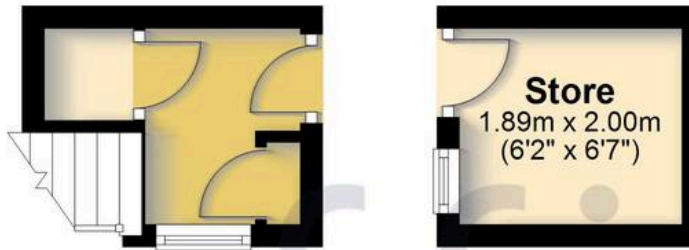
For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



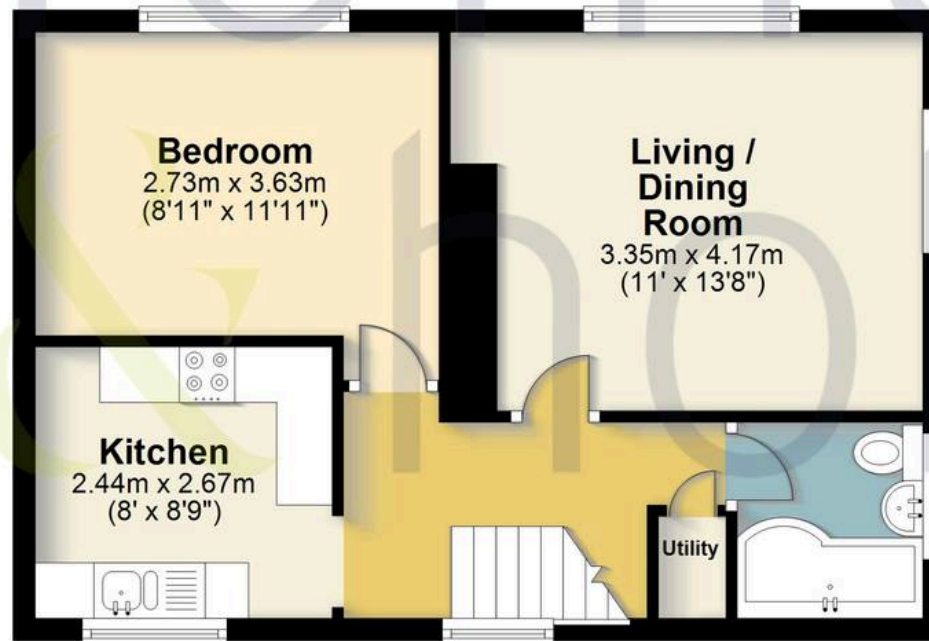
Ground Floor

Approx. 7.0 sq. metres (75.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.2 sq. feet)



Total area: approx. 48.5 sq. metres (522.5 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

41 High Street, Kings Langley - WD4 8AB

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

