



Beechfield, Kings Langley

Guide Price £525,000

proffitt  
& holt





## Beechfield

Kings Langley

Proffitt and Holt are delighted to offer to the market this three bedroom semi-detached family home located within close proximity to Kings Langley High Street and all its local amenities offering excellent potential to improve/extend (stpp).

The internal accommodation comprises entrance hall, open plan living room, kitchen/diner, downstairs WC, and utility room the ground floor. To the first floor, the property houses three well-proportioned bedrooms and a family bathroom.

Externally, the property boasts ample driveway parking to the front for several vehicles, whilst to the rear there is a private and low maintenance garden which is mainly laid to lawn.

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





## Beechfield

### Kings Langley

Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedrooms
- NO UPPER CHAIN
- Sought After Location
- Walking Distance to Village
- Walking Distance to Station
- Excellent Potential (stpp)
- Semi Detached





## General Information

### Services

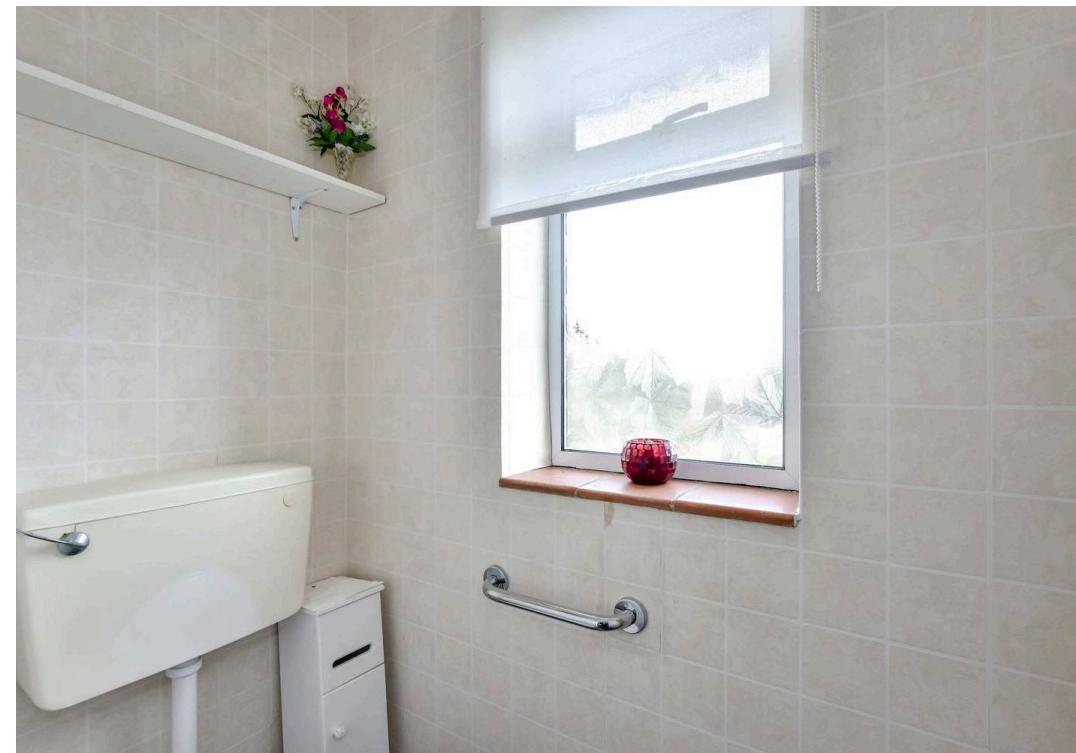
Mains, electricity, water, gas and drainage are understood to be available to the property.

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.

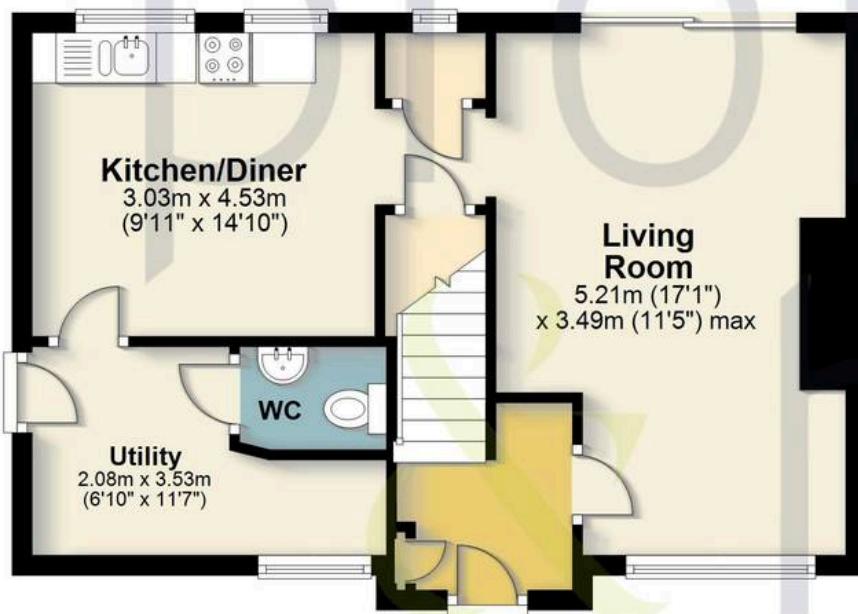
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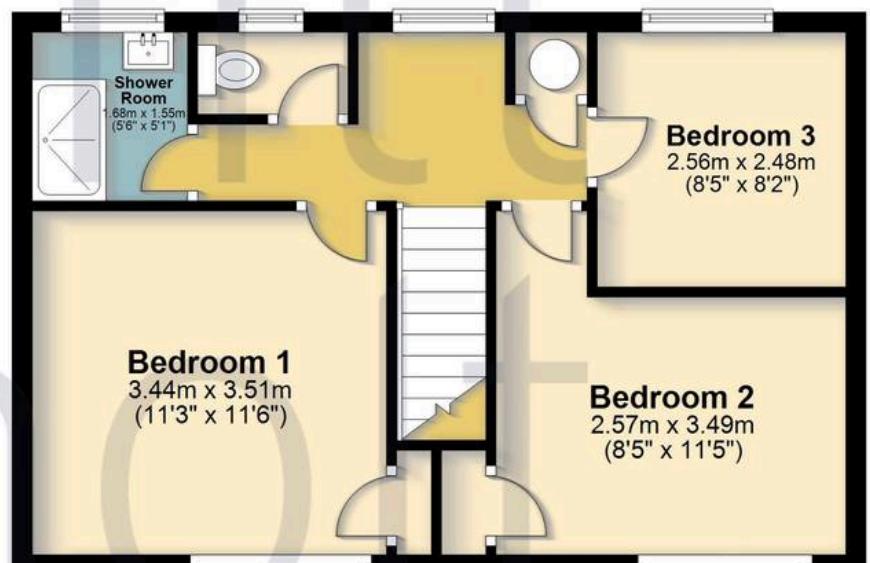
### Ground Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



Total area: approx. 85.2 sq. metres (916.8 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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