



Balmoral Road, Abbots Langley  
£485,000

proffitt  
& holt







## Balmoral Road

### Abbots Langley

Brought to the market without the complications of an onward chain is this tastefully decorated and immaculately presented 2/3 bedroom home, which sits on a popular quiet cul-de-sac on the outskirts of Leavesden Country Park, with a number of shops, restaurants and bakeries on your doorstep. This particular design of house was built with either 2 or 3 bedrooms - currently, it is configured with 2 large double bedrooms, however, it can easily be converted to 3 bedrooms if required.

Having been meticulously looked after and improved by the current owners, the accommodation briefly consists of an entrance hall that leads in to a comfortable and bright sitting room, with parquet style flooring and bay window. From here, you are taken through to the tastefully refitted kitchen-diner, which boasts plenty of cupboard and worktop space, as well as a separate storage cupboard and also leads on to the modern conservatory. To the first floor, there are 2 double bedrooms and a family bathroom, which has recently been refitted in a contemporary design.

Externally, the rear garden has been fully landscaped and offers a neat lawned space, patio area and garden shed. Side access takes you to the front of the house where there is a driveway, offering off street parking for multiple vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Balmoral Road

### 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 Junction 20 of the M25 is a distance of approximately two miles.

- No Upper Chain
- Outskirts of Leavesden Country Park
- Popular Quiet Cul-De-Sac
- Spacious Driveway
- Immaculately Presented and Tastefully Decorated Throughout
- 2/3 Bedrooms
- Neatly Landscaped Garden
- Refitted Kitchen-Diner





**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.

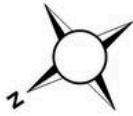
### **Fixtures and Fittings**

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









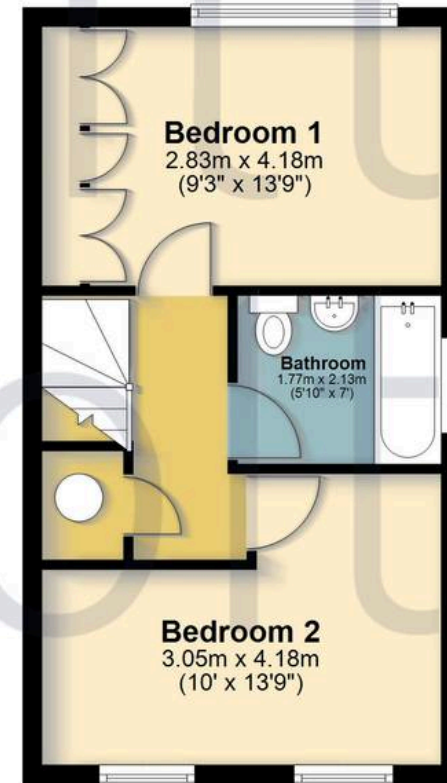
### Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 77.5 sq. metres (834.3 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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