



Oak Green Way, Abbots Langley
In Excess of £325,000

**proffitt
& holt**





Oak Green Way

Abbots Langley

Proffitt & Holt present this one-bedroom house in Abbots Langley, discreetly tucked away on Oak Green Way. This charming property offers a private garden, a convenient single garage en-bloc, triple glazing, and fully boarded and insulated loft space.

The kitchen is well-presented and comes equipped with modern appliances, offering functionality and convenience. The property also benefits from a recently added conservatory.

A key benefit of this property is its private garden, providing outdoor space in the summer, with a spacious workshop. Additionally, the single garage en-bloc offers convenient parking and extra storage options.

This well-presented one-bedroom house is ideally located, providing easy access to local amenities, transportation links, and nearby green spaces. Whether you are a first-time buyer, downsizer, or investor, this property offers an excellent opportunity in a desirable area.

Contact leading local agent, Proffitt & Holt to book your viewing and avoid disappointment.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Oak Green Way

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
- Freehold House
- Garage & Residents Parking
- Private Garden with Large Workshop
- Conservatory
- Quiet Cul-de-Sac
- Modern Refitted Kitchen
- Large Double Bedroom with Fitted Wardrobes
- Triple Glazing
- Fully Boarded and Insulated Loft Space





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

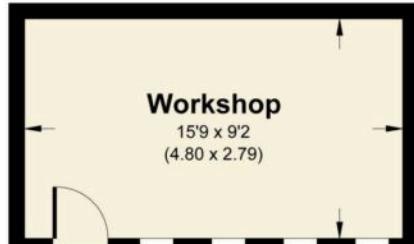
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

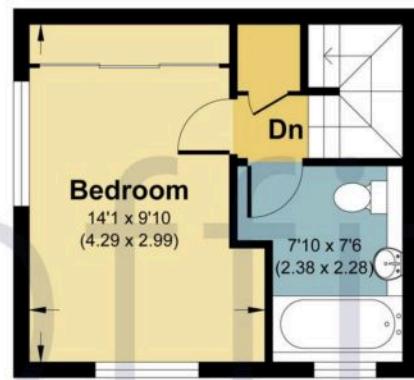
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



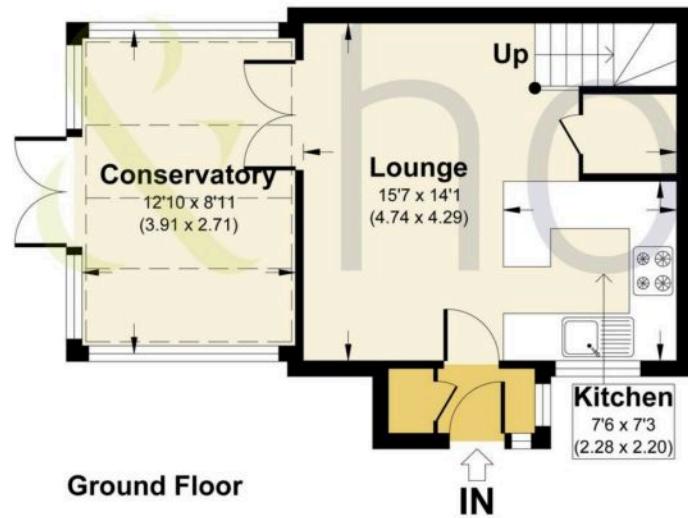




Workshop



First Floor



OAK GREEN WAY, WD5

APPROXIMATE GROSS INTERNAL AREA 719 SQ FT / 66.76 SQ M INC. WORKSHOP
PHOLTLK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2023.





Proffitt & Holt

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • strangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

