



# Chantry Close, Kings Langley

Guide Price £650,000

proffitt  
& holt







## Chantry Close

### Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom semi detached family home located in one of the most sought after roads within Kings Langley village, Chantry Close. Ideally positioned, this property is within walking distance to both Kings Langley High Street and Kings Langley Station.

The property is brought to the market with no upper chain and offers a wealth of potential to extend/improve (stpp) and also boasts a generous garden to the rear.

Internally the property comprises entrance porch, entrance hall, living room, dining room, kitchen, three well proportioned first floor bedrooms, a family bathroom and separate wc.

Externally the property boasts a double length garage, driveway parking to the front (ample parking on the road with no restrictions also) and a generous, mature and well stocked south facing garden to the rear which is mainly laid to lawn with a selection of well established shrubs, plants, apple trees and bulbs providing all year round colour.

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





## Chantry Close

Kings Langley

Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile. Regent Close is located in a great position in the village in a quiet cul-de-sac off Rectory Lane. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Double Length Garage
- Off Street Parking
- Potential To Extend (STPP)
- Close Proximity To Highly Regarded Schools
- Walking Distance To The High Street
- NO UPPER CHAIN
- Sought After Location
- Quiet No Through Road







## 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.

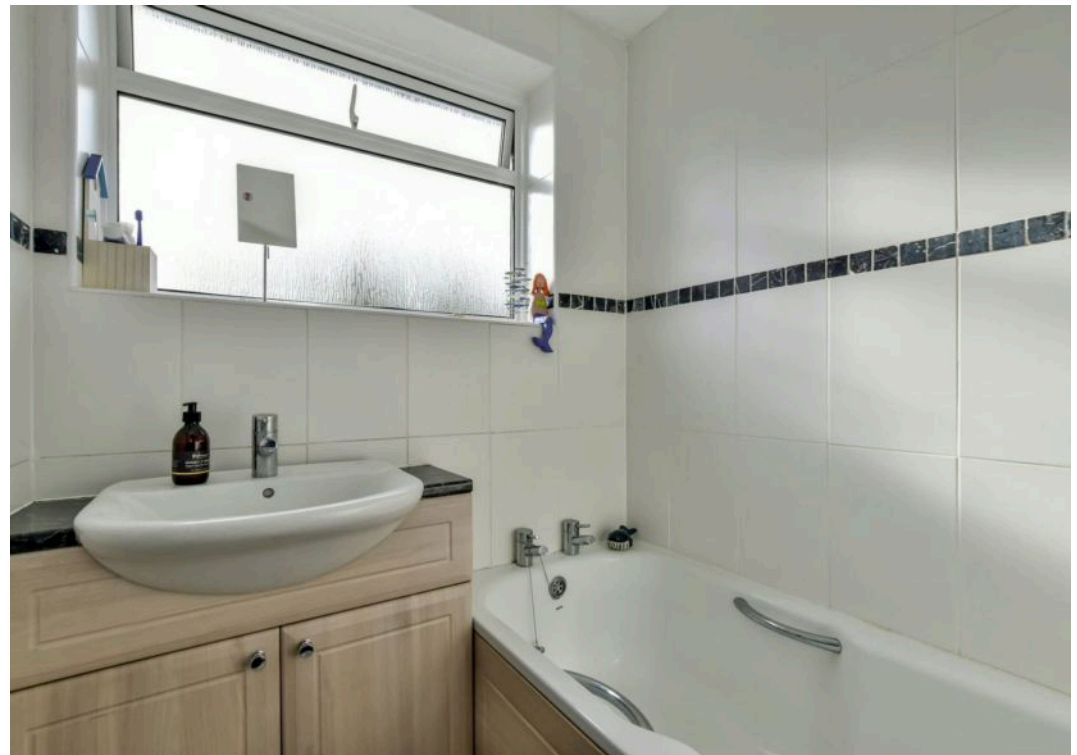
### Fixtures and fittings

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/>



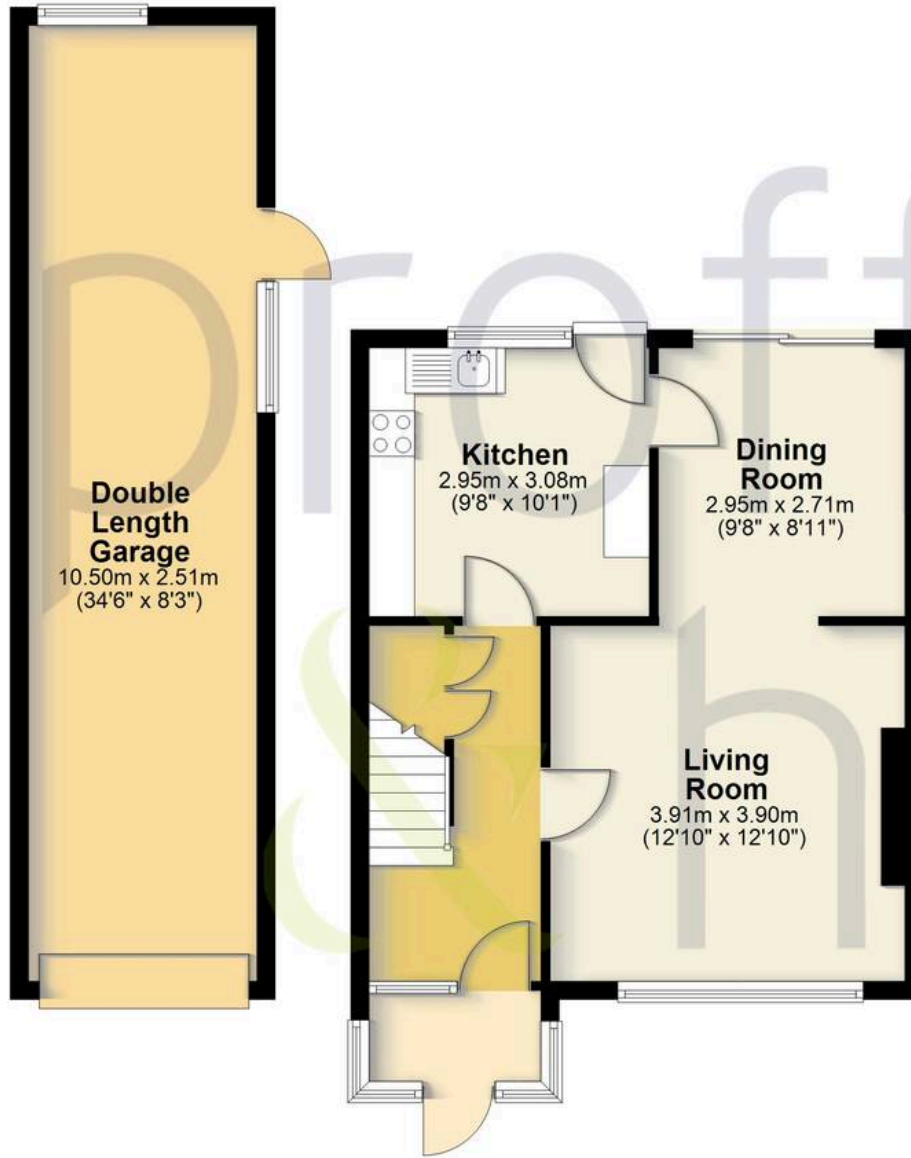






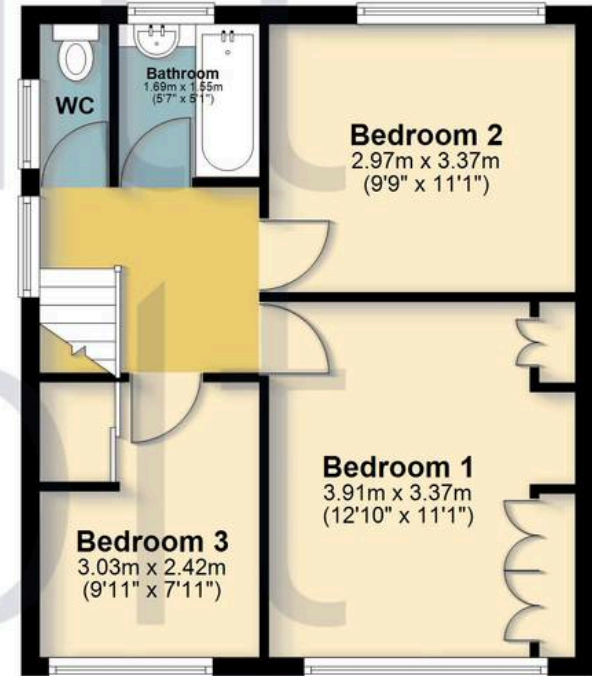
### Ground Floor

Approx. 69.5 sq. metres (747.7 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Total area: approx. 110.5 sq. metres (1189.6 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](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

