



**Marlin Square, Abbots Langley**  
Guide Price £695,000

proffitt  
& holt





## Marlin Square

Abbots Langley

Proffitt and Holt are delighted to offer to the market this simply stunning three bedroom period property set over three floors and extended at ground level, located in the highly sought after village of Abbots Langley and within walking distance to the village high street and all its local amenities.

The internal accommodation comprises entrance hall, two reception rooms, and a generous and extended open plan kitchen/breakfast room with bi fold doors out to the rear. To the first floor there are two well proportioned bedrooms and a spacious four piece family bathroom, whilst the top floor houses a further double bedroom with its own en suite shower room.

Externally, the property excels with a private and low maintenance garden to the rear which is mainly laid to lawn and also boasts a paved patio seating area ideal for entertaining. The garden also houses a fully powered outbuilding which is currently used as an additional living space, but could also be used as a gym or home office.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt.





## Marlin Square

### 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. Getting into London couldn't be easier with Kings Langley mainline train station offering service into London, Euston (25 minute journey) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedrooms
- End of Terrace
- Abbots Langley
- Set Over Three Floors
- Extended Kitchen Area
- Beautifully Presented Throughout
- Two Bathrooms
- Garden Outbuilding with Power





**Adjacent Photo:**

**First Floor Family 4-Piece Bathroom**

**For broadband and mobile speeds see:**

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

## **General Information**

### **Services**

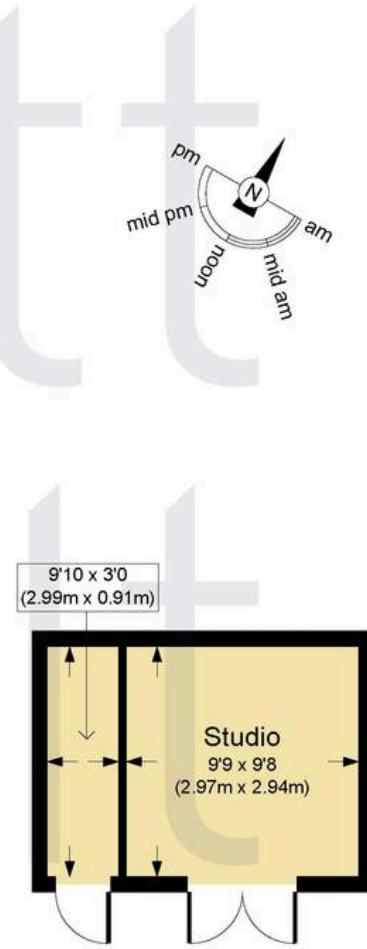
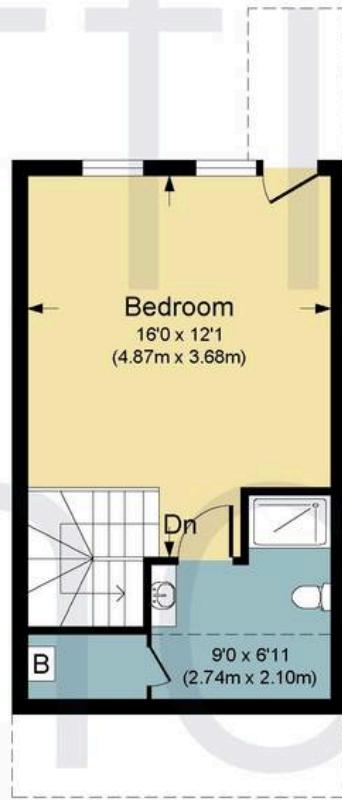
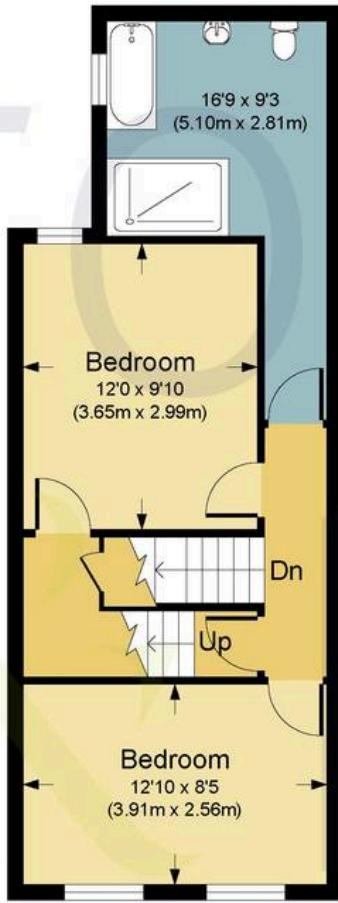
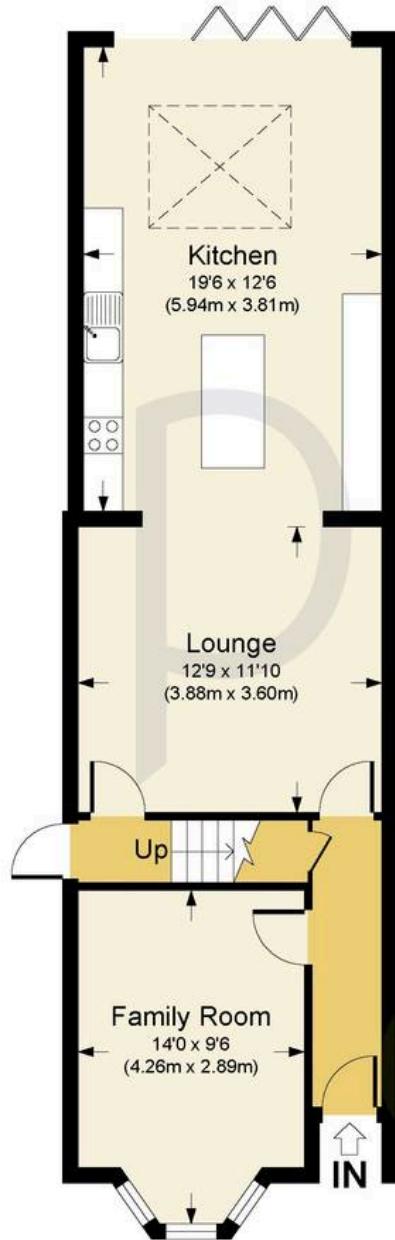
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







MARLIN SQUARE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1269.92 SQ FT / 117.98 SQ M. INC. OUTBUILDING

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## Proffitt & Holt

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