



Hurricane Way, Abbots Langley  
In Excess of £425,000

proffitt  
& holt





## Hurricane Way

Abbots Langley

Proffitt and Holt are delighted to offer to the market this well presented and modern two bedroom end of terrace property located in a quiet and highly sought after location within Abbots Langley.

Benefiting from a host of nearby transport links including the M1, M25 and A41 this property is conveniently located and would be ideal for first time buyers, investors, downsizers or anyone looking for a move-in-ready property with fantastic commuting links.

The property has been extensively updated since 2020, including a re fitted kitchen and bathroom, new flooring throughout, a new boiler, and full redecoration. A downstairs toilet adds to the practicality, while the landscaped rear garden, complete with new fencing is an ideal entertaining space.

Internally the property comprises entrance hall, downstairs wc, kitchen, living/dining room, two well proportioned first floor bedrooms and a family shower room.

Externally the property excels with ample driveway parking to the front for two vehicles, a separate garage with additional parking in front and the garden has been landscaped and is low maintenance with an artificial lawn and a paved patio seating area.

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





## Hurricane 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.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- End of Terrace
- Quiet and Sought After Location
- Garage
- Driveway Parking
- Excellent Transport Links
- Landscaped & Low Maintenance Garden





## 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.

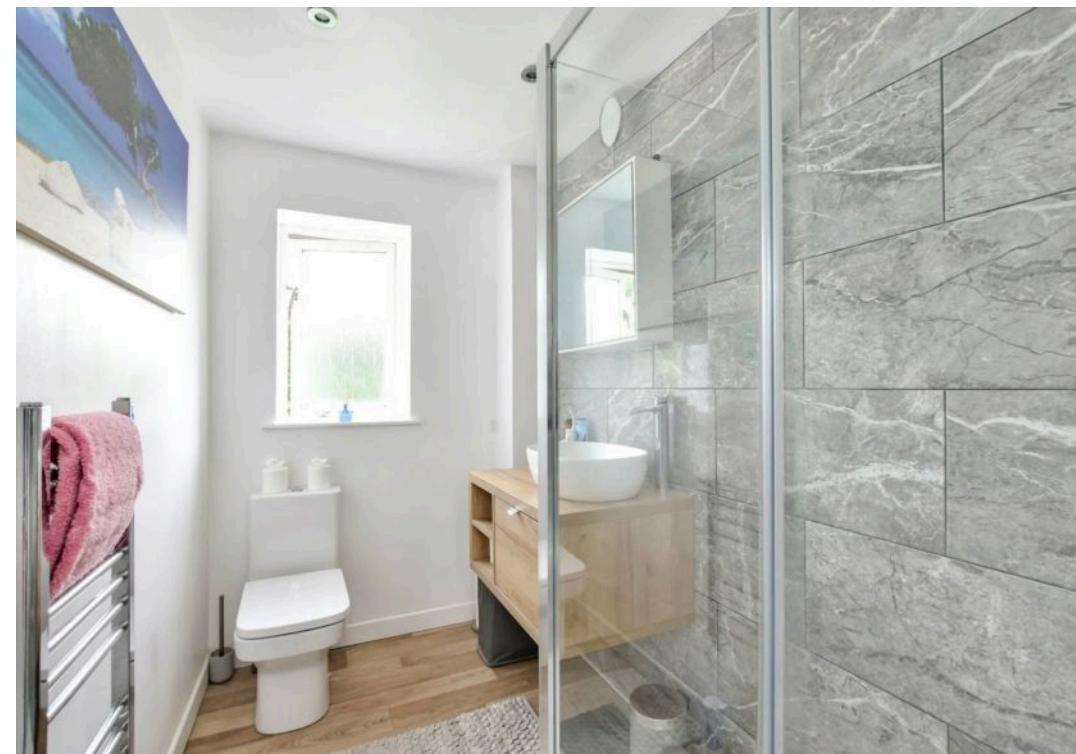
### Fixtures and Fittings

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/>

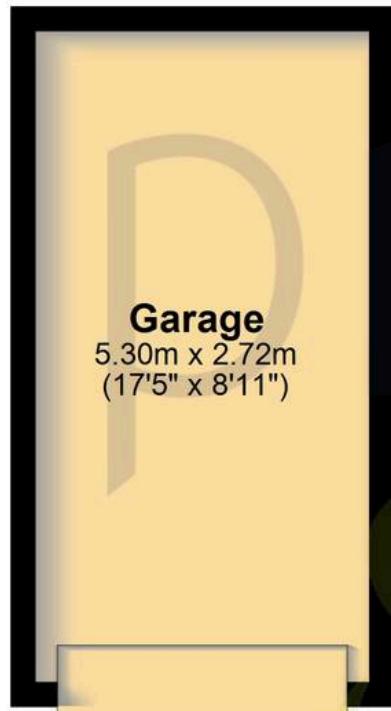




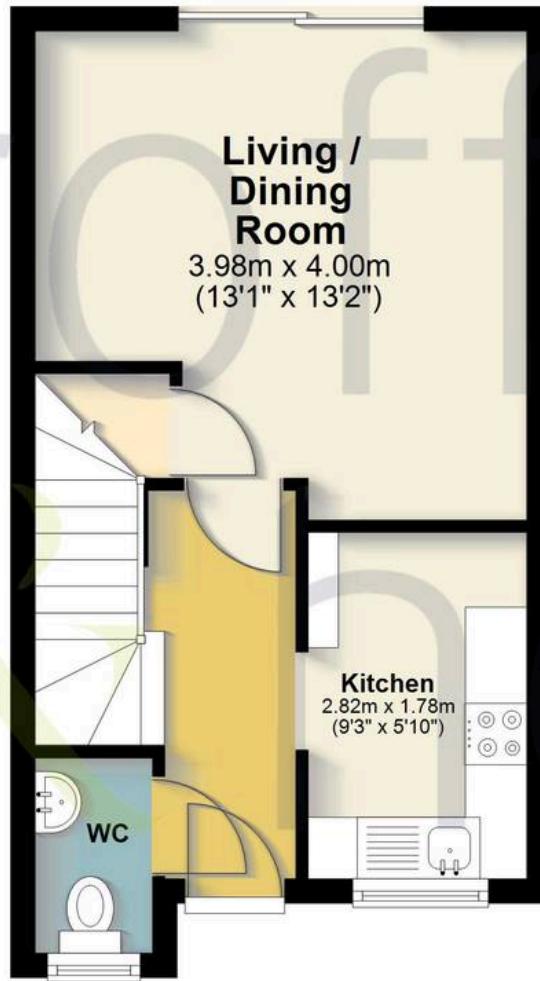


## Ground Floor

Approx. 42.6 sq. metres (458.7 sq. feet)



**Garage**  
5.30m x 2.72m  
(17'5" x 8'11")



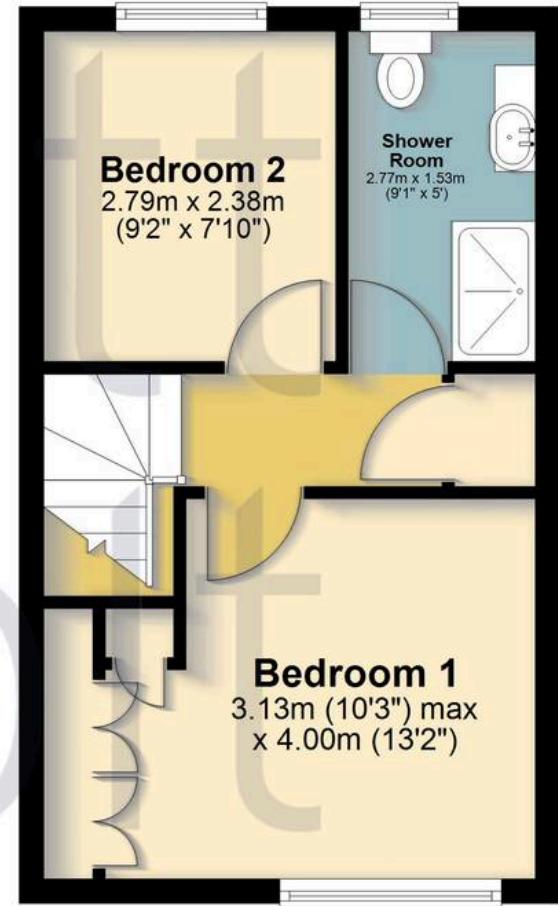
**Living /  
Dining  
Room**  
3.98m x 4.00m  
(13'1" x 13'2")

**Kitchen**  
2.82m x 1.78m  
(9'3" x 5'10")

**WC**

## First Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



**Bedroom 2**  
2.79m x 2.38m  
(9'2" x 7'10")

**Bedroom 1**  
3.13m (10'3") max  
x 4.00m (13'2")

**Shower  
Room**  
2.77m x 1.53m  
(9'1" x 5')

**Total area: approx. 70.7 sq. metres (760.5 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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