



Abbots Rise, Kings Langley  
In Excess of £625,000

proffitt  
& holt





## Abbots Rise

Kings Langley

Proffitt and Holt are delighted to offer to the market this four bedroom, three bathroom, and heavily extended detached chalet bungalow located in the highly sought after village of Kings Langley, and within close proximity to a host of nearby transport links to include the M1/M25/A41 and both Kings Langley and Apsley train stations. The accommodation is set over two floors and is both flexible and versatile, whilst needing modernisation throughout. The internal accommodation comprises entrance hall, a generous living/dining area, kitchen, utility, downstairs shower room and a separate bathroom and three well proportioned bedrooms. To the first floor the accommodation currently boasts a further double bedroom, bathroom, second kitchen/breakfast area and additional reception space.

Externally, the property excels with ample parking to the front, a double length garage and a generous garden to the rear.

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

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Abbots Rise

### 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 approx. 30 mins) and Junction 20 of the M25 is approximately a distance of 1 mile.

The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.



- Four Bedrooms
- Three Bathrooms
- Detached Chalet Bungalow
- In Need of Modernisation
- Heavily Extended
- Sought After Location
- Double Length Garage





**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.







### ABBOTS RISE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2197.23 SQ FT / 204.13 SQ M. INC. GARAGE  
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## Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strangleys@proffitt-holt.co.uk](mailto:strangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

