



Toms Lane, Kings Langley

Guide Price £895,000

proffitt
& holt





Toms Lane

Kings Langley

Proffitt and Holt are delighted to offer to the market this beautifully presented and deceptively spacious four bedroom detached family home located in a quiet and tucked away part of Toms Lane in Kings Langley, and benefitting from a host of nearby transport links including the M1, M25, A41 as well as Kings Langley station.

Internally, the property boasts both flexible and versatile accommodation set over two floors with the added benefit of a detached home office/double garage complete with kitchenette and WC - ideal for those wishing to work from home or in need of additional living accommodation.

The property has been tastefully modernised by the current vendors and the internal accommodation comprises entrance porch, entrance hall, living room, study area, a further reception room (currently used as another study/gym), a generous kitchen/diner, utility and downstairs wc to the ground floor. To the first floor there are four well proportioned bedrooms (with the master benefitting from an en-suite shower room) and a separate four piece family bathroom.

Externally, the property excels with a sizeable car port and detached double garage/home office to the front. The garage includes a vehicle inspection pit and EV charge point. This additional space is also configured over two floors and provides a great space for those wishing to work from home, or could also be used to facilitate additional living accommodation. The driveway can accommodate parking for four additional vehicles.

To the rear, the garden is both generous in size and well established, with mature herbaceous borders and hedging, and is mainly laid to lawn whilst also boasting a seating area (to the front) and a play area (to the rear). The garden also provides access for additional parking for two vehicles.





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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. 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. Kings Langley station is approximately 1.3 miles away and offers a regular mainline service London Euston and Birmingham. The M25 is accessed at Junction 20 and provides access to the general motorway network and airports.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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. 132.1 sq. metres (1421.9 sq. feet)



First Floor

Approx. 121.2 sq. metres (1304.6 sq. feet)



Total area: approx. 253.3 sq. metres (2726.4 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 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

