



Gill Orchard, Abbots Langley
£1,000,000

proffitt
& holt





Gill Orchard

Abbots Langley

Proffitt and Holt are delighted to offer to the market this simply stunning and rarely available four bedroom detached family home located in a quiet no through road off of Gallows Hill Lane and within walking distance to both Abbots Langley High Street and Kings Langley Station.

This property was built in 2019 and has been tastefully updated by the current vendors.

The internal accommodation comprises entrance hall, downstairs guest WC, living room, open plan kitchen/breakfast room, utility room, and garage to the ground floor. To the first floor there are four well-proportioned bedrooms with two en suites and a separate family bathroom. Externally, the property excels with driveway parking to the front and a private and low maintenance garden to the rear.

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

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Gill Orchard

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 approximately two miles distance.

- Four Bedrooms/Three Bathrooms (Two En-Suite)
- Quiet Cul-De-Sac
- Short Walk To Kings Langley Train Station And Abbots Langley High Street
- Utility Room And Ground Floor Guest WC
- Garage Plus Driveway For Multiple Vehicles
- Private Low-Maintenance Rear Garden
- High Spec Modern Home Built In 2019
- Detached



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/>











5 GILL ORCHARD, WD5

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Proffitt & Holt

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