



Toms Lane, Kings Langley  
£675,000

proffitt  
& holt





## Toms Lane

Kings Langley



Sold with no upper chain is this traditional detached bungalow on a popular road within the village of Kings Langley. Neatly presented throughout and offering versatile accommodation, it boasts plenty of potential to improve and extend (STPP).

The accommodation is conveniently arranged over 1 level, with a central and welcoming entrance hall giving access to all rooms, as well as providing ample storage. A spacious and bright living room is positioned to the rear of the property, with direct access out to the fabulous gardens. The kitchen sits adjacent and leads in to a useful lean to style conservatory. All three of the bedrooms are comfortable doubles, two of which are positioned at the front of the house with characterful bay windows, whilst the family bathroom, which has been refitted with a large walk-in shower.

Externally, the property excels. The beautiful and particularly private rear garden measures approximately 175ft in length and is mainly laid to lawn with established borders and a comfortable patio area that flows directly out from the house. Side access leads to the front of the property, where there is off street parking for multiple vehicles.



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Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Bungalow
- No Upper Chain
- Potential To Extend (STPP)
- Garden Measuring Approx 175FT
- 3 Double Bedrooms
- Versatile Accommodation
- Refitted Shower Room
- Neatly Presented Throughout
- Driveway For Multiple Vehicles





*For broadband and mobile speeds see:*

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

## General Information

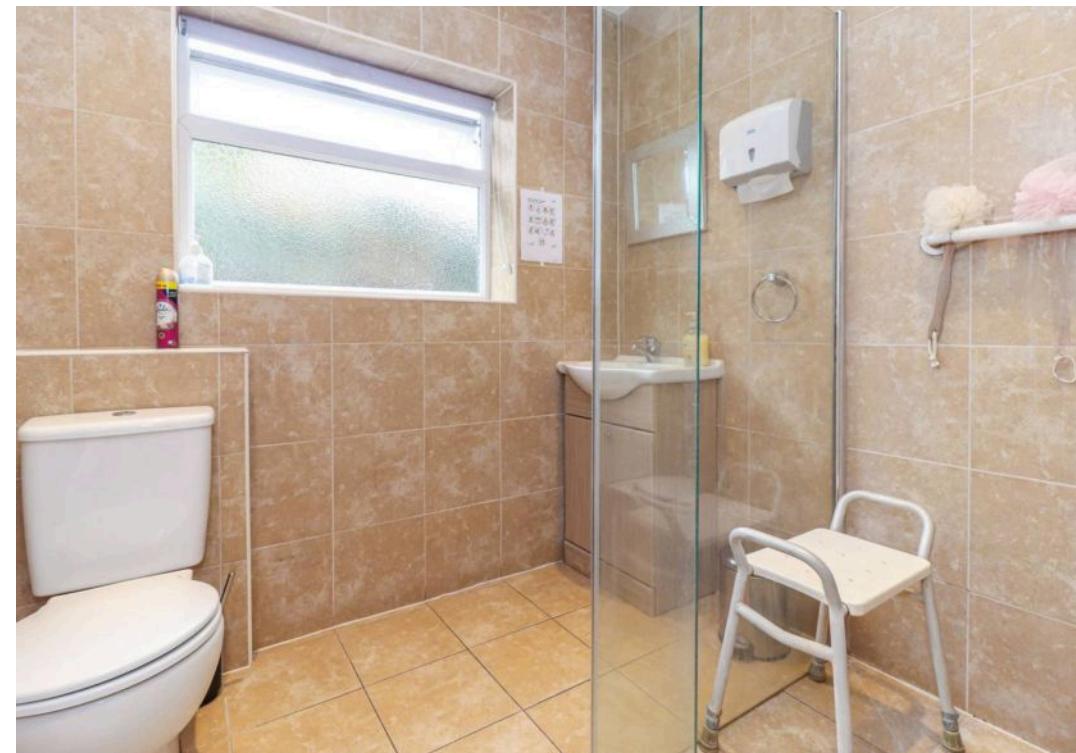
### Services

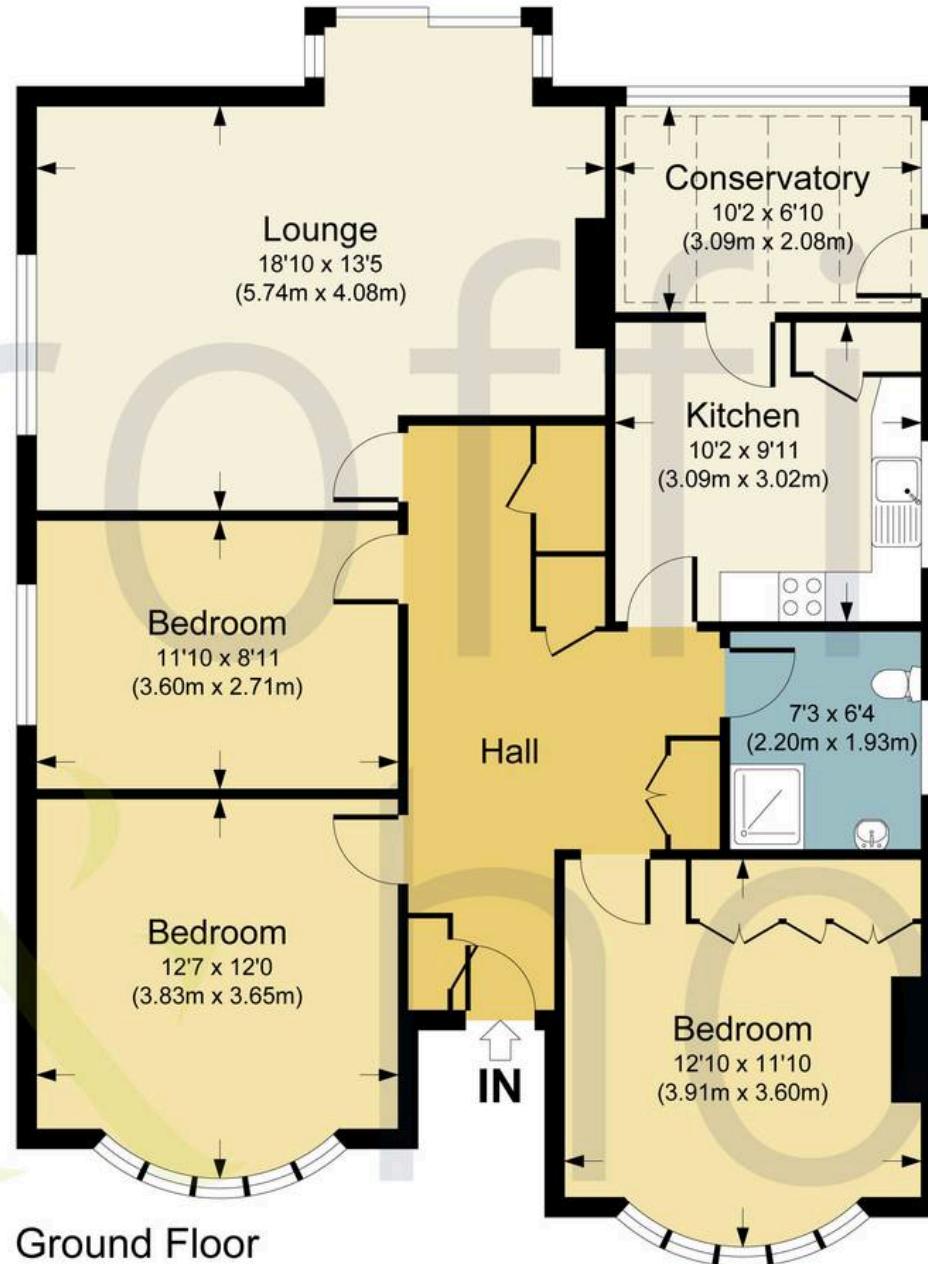
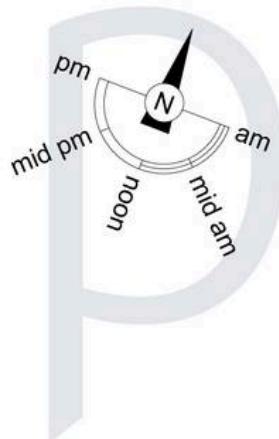
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

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







TOMS LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1032.90 SQ FT / 95.96 SQ M.

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## Proffitt & Holt

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