



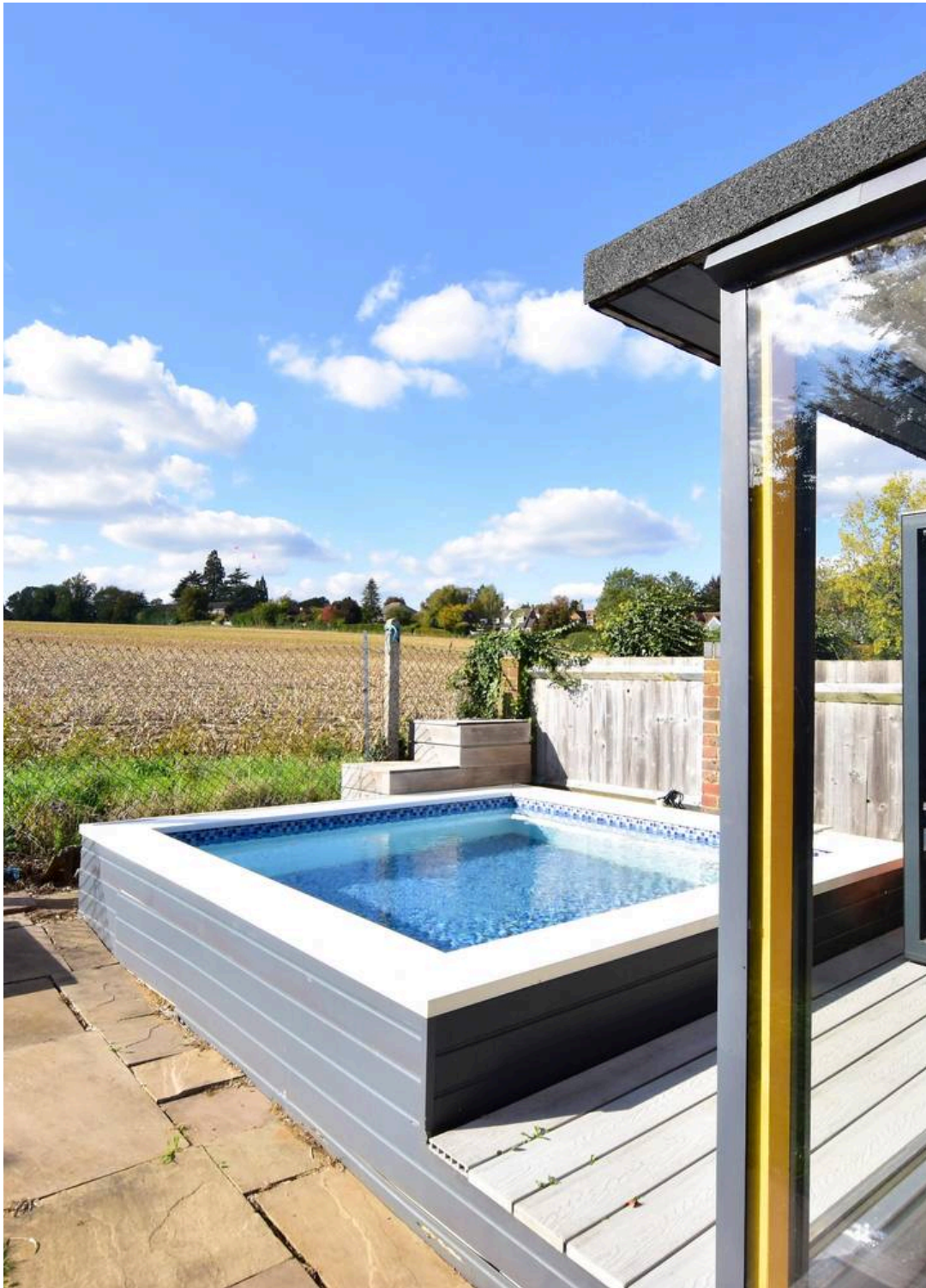
Beechfield, Kings Langley

In Excess of £400,000

proffitt  
& holt







## Beechfield

### Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available two bedroom first floor maisonette located in the highly sought after and conveniently situated Great Park, Kings Langley.

This exceptional property is within walking distance to both the village High Street with all its local amenities and Kings Langley station providing easy and quick access into London.

Boasting far reaching views over fields, its own private garden, a summerhouse and its own swimming pool, this property is a real 'must see' to fully appreciate.

The internal accommodation comprises entrance hall with utility area and stairs rising to the first floor which consists of a generous living room, kitchen, two well proportioned bedrooms and a family bathroom.

Externally there is parking available to the front (for two vehicles, one in front of the other) and the property also enjoys a long lease of approximately 117 years remaining.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt.







## Beechfield

### 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. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Two Bedrooms
- First Floor
- Maisonette
- Own Private Garden with Pool
- Summerhouse with Living and Kitchen Area
- Far Reaching Views Over Fields to the Rear
- Walking Distance to Village
- Excellent Transport Links
- Driveway Parking





## 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. 18.5 sq. metres (199.2 sq. feet)



## First Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



Total area: approx. 81.8 sq. metres (880.3 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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