



Marlin Square, Abbots Langley

In Excess of £575,000

proffitt
& holt





Marlin Square

Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this three bedroom, extended, period property located just a short walk from Abbots Langley High Street and all its local amenities.

The property comprises entrance hall, living room, dining room, a generous and extended kitchen area and downstairs shower room on the ground floor.

To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally the property boasts a generous and low maintenance garden which is mainly laid to lawn.

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





Marlin Square

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 a distance of approximately two miles
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three Bedrooms
- Period Property
- Walking Distance to Abbots Langley High Street
- Sought After Location
- Two Bathrooms
- Extended
- NO UPPER CHAIN





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/>

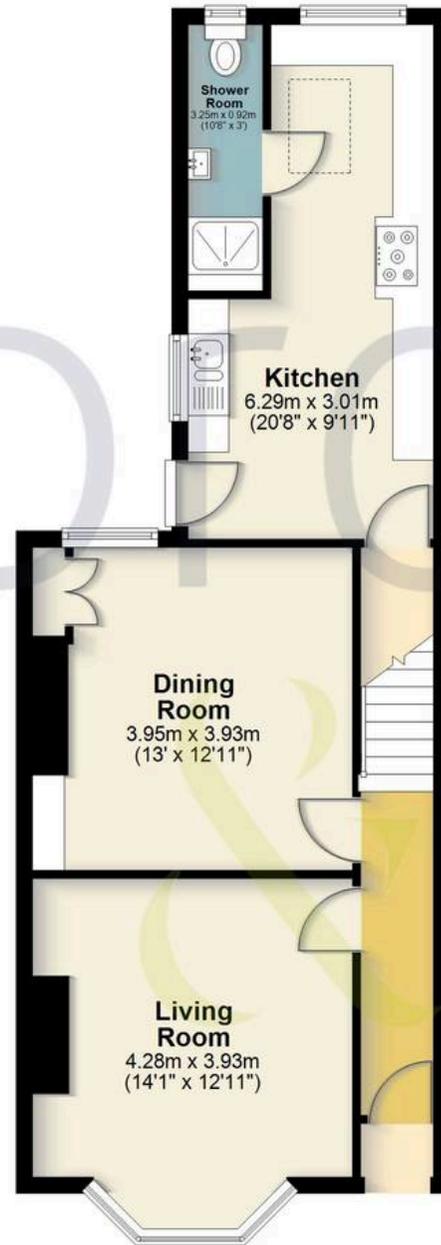






Ground Floor

Approx. 56.8 sq. metres (611.4 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



Total area: approx. 104.3 sq. metres (1123.0 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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