



Oak Tree Close, Abbots Langley

Guide Price £540,000

proffitt
& holt





Oak Tree Close

Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available four bedroom semi detached home located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links, excellent amenities and highly regarded local schooling.

The property is situated in a private and very quiet no through road, consisting of only six homes, and is set over three floors – offering both flexible and versatile accommodation throughout.

The property is well presented by the current vendors and the internal accommodation comprises of a well appointed dining room, a separate snug, a generous storage/utility space, a bright and airy living room with vaulted ceiling and French doors out, and a modern kitchen with views over the landscaped garden.

To the first floor there are three well proportioned bedrooms and a family bathroom, whilst the top floor houses a further double room, with en-suite and ample eaves storage.

Externally, the property excels with driveway parking for two vehicles to the front, and to the rear, the garden is both private and low maintenance with two decked areas (ideal for entertaining) with the remainder of the garden being mostly laid to lawn and framed by mature shrubs and flowering borders. In addition, the garden also boasts a small fruit and vegetable plot.

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





Oak Tree Close

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four Bedroom Semi Detached
- Set Over Three Floors
- NO UPPER CHAIN
- Walking Distance to Local Amenities, Schools, Parks and Abbots Langley Village
- Near to Transport Links -M1, M25, A41, Stations and Airports
- Parking for Two on Driveway
- Low Maintenance and Private Rear Garden
- Quiet Location
- No Through Road
- Private Road with Parking for Visitors





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.

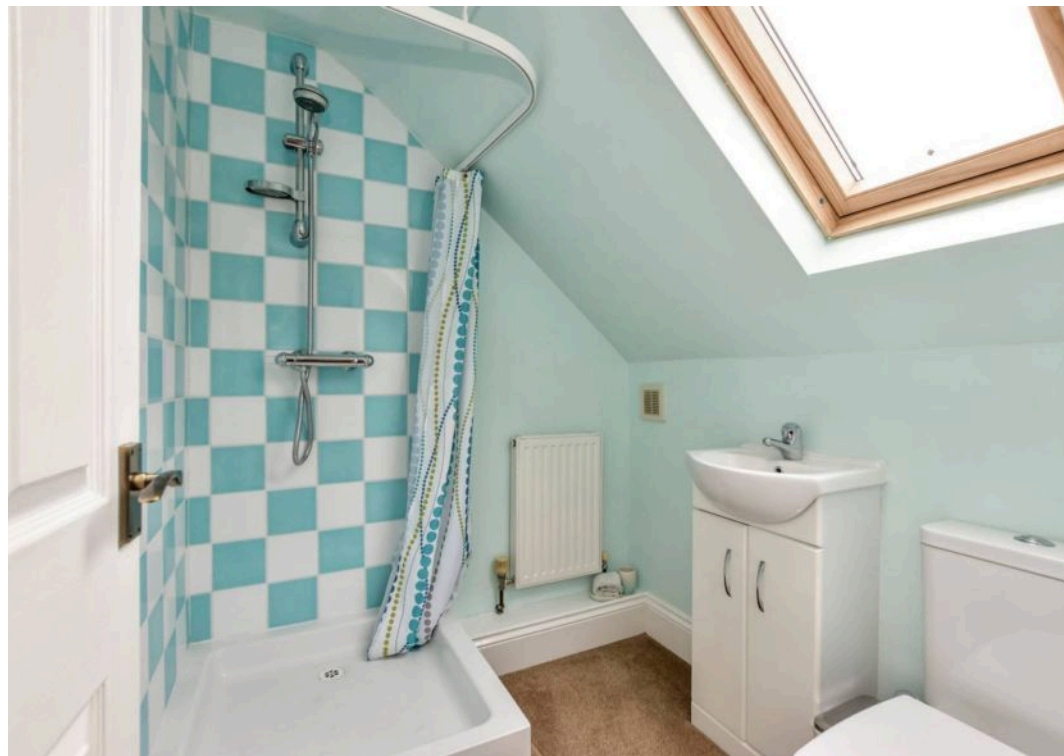
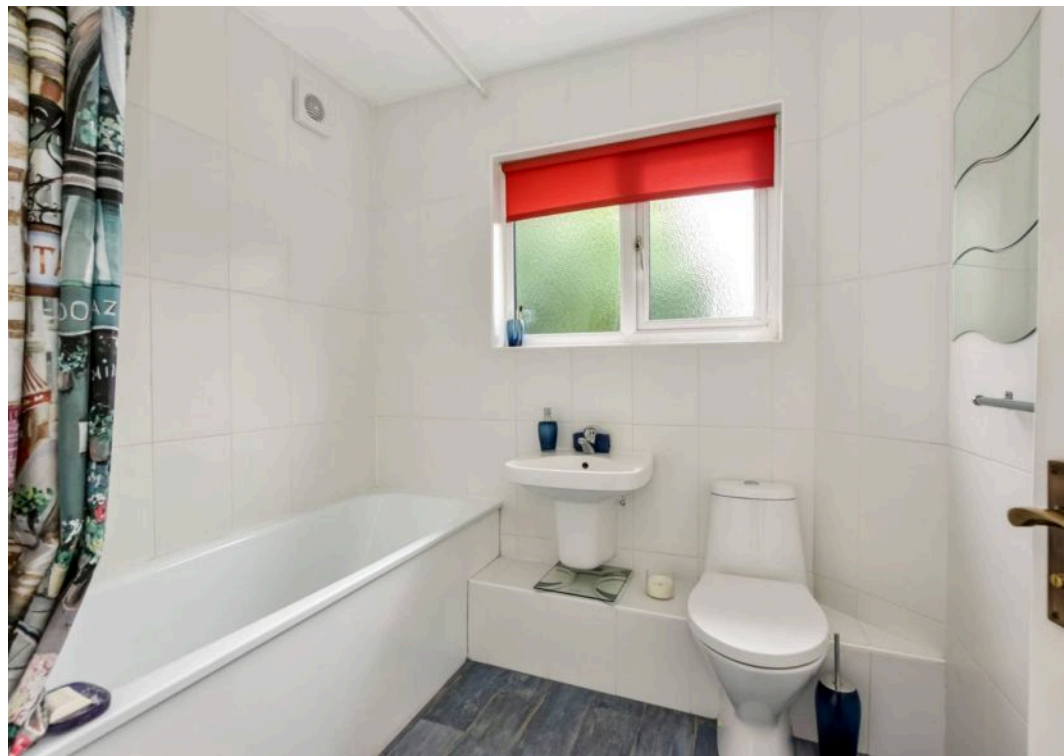
Fixtures and Fittings

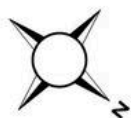
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





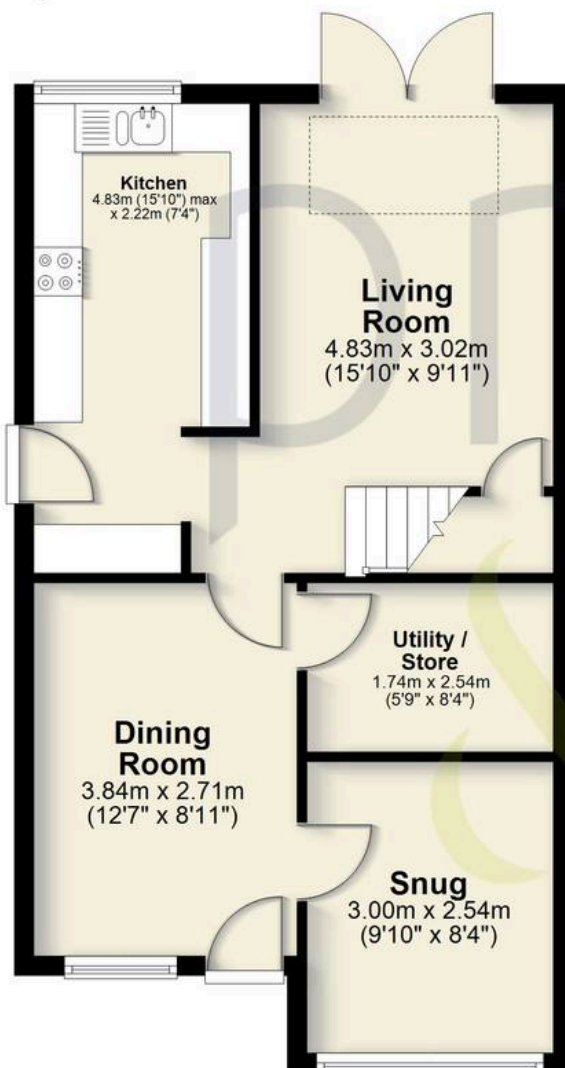






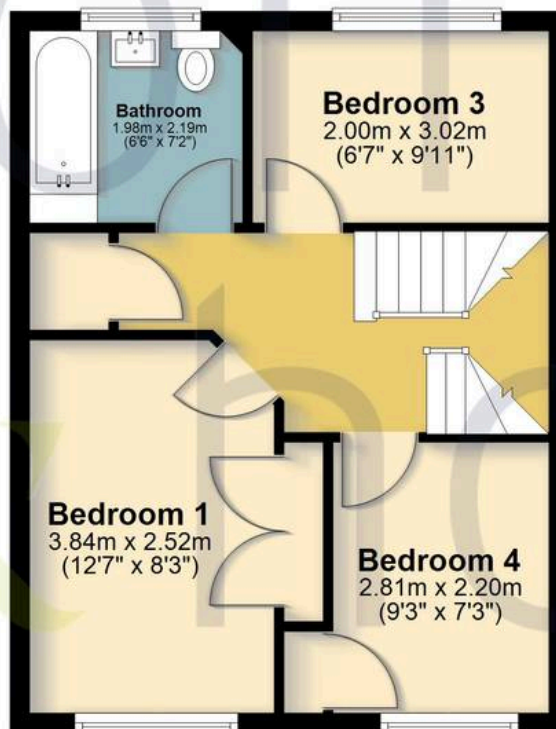
Ground Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



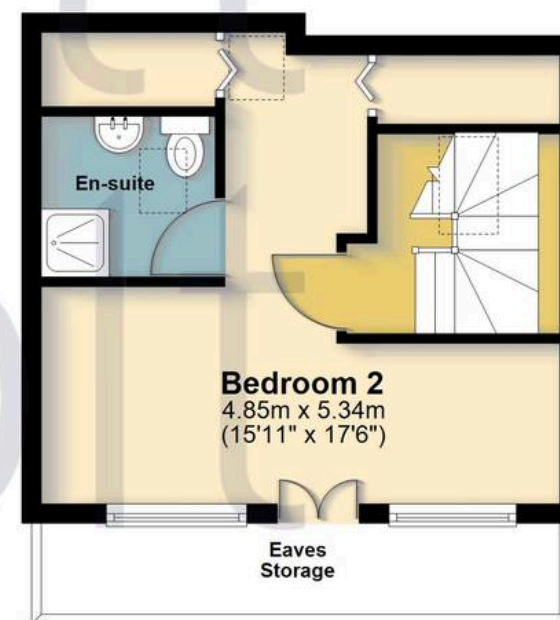
First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Second Floor

Approx. 30.2 sq. metres (325.3 sq. feet)



Total area: approx. 117.2 sq. metres (1261.3 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

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

