



Follett Drive, Abbots Langley

Guide Price £625,000

proffitt  
& holt







## Follett Drive

Abbots Langley

Proffitt and Holt are delighted to offer to the market this three bedroom semi detached family home located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links including the M1/M25 and A41.

Internally, the property comprises entrance hall, living room, family/dining room, kitchen, study, downstairs wc, and utility room to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with ample parking available 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.





## Follett Drive

### 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



- Three Bedrooms
- Semi Detached
- Driveway Parking
- Extended to the Ground Floor
- Generous Garden
- Sought After Location
- Abbots Langley







*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.



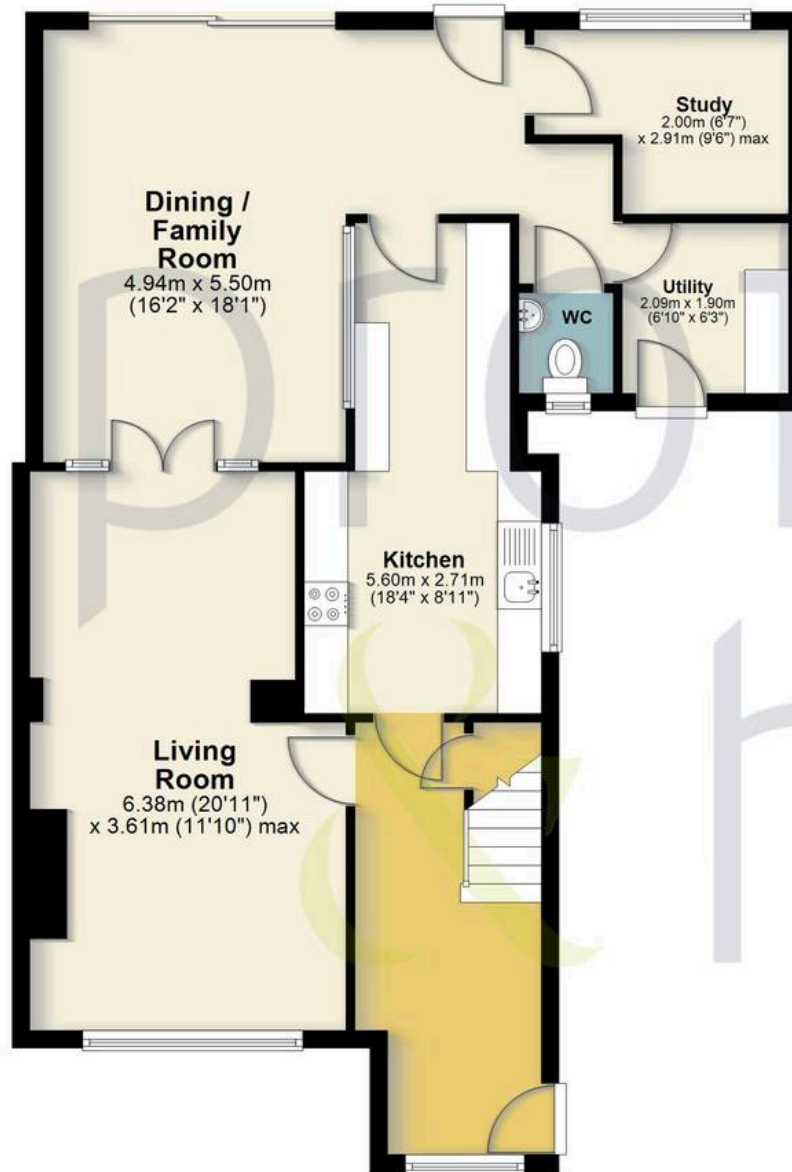






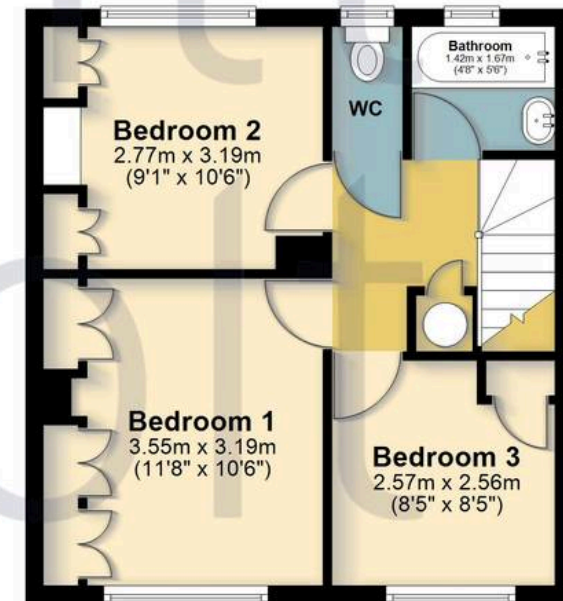
## Ground Floor

Approx. 80.0 sq. metres (860.8 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.4 sq. feet)



Total area: approx. 117.4 sq. metres (1264.2 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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