



Rectory Lane, Kings Langley

Guide Price **£750,000**

proffitt
& holt





Rectory Lane

Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this four bedroom detached family home located in central Kings Langley and within walking distance to both the village High Street and Kings Langley Station.

The property does require modernisation and boasts a wealth of further potential (STPP) to extend/improve.

Internally, the property comprises entrance hall, downstairs WC, living room, study, kitchen, and large conservatory to the ground floor. To the first floor there are four well proportioned bedrooms (one with en-suite bathroom) and a separate family bathroom.

Externally, the property excels with ample driveway parking available to the front, a double garage, and a private and low maintenance garden to the rear.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





Rectory Lane

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.

- Detached Family Home
- In Need of Some Modernisation
- Double Garage and Driveway
- Central Location Within a Couple of Minutes' Walk from High Street
- Private Rear Garden
- Potential To Extend (STPP)
- 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

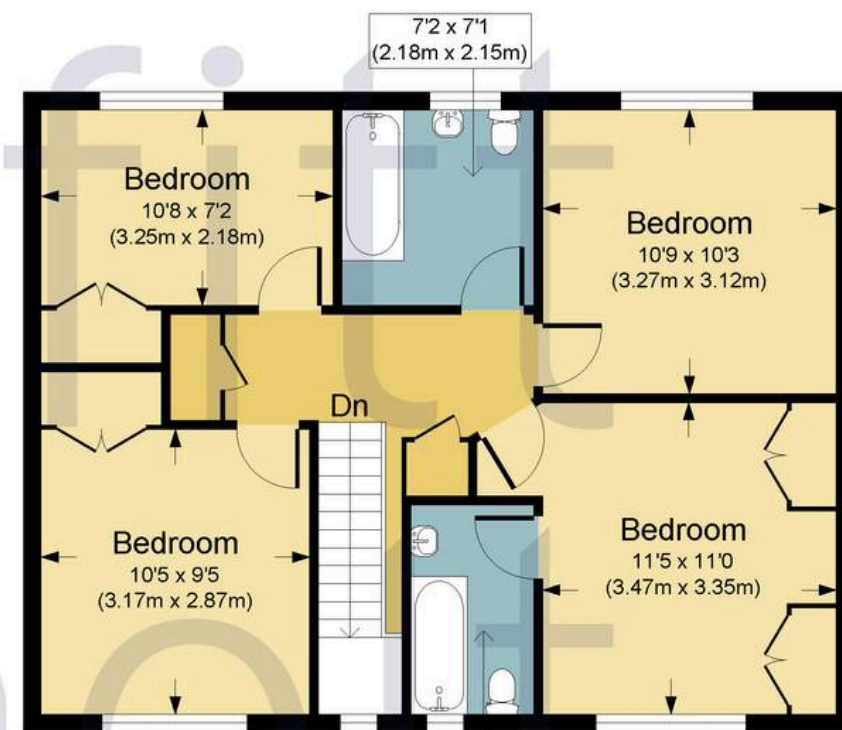
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

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







RECTORY LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1959.78 SQ FT / 182.07 SQ M. INC. GARAGE

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

