

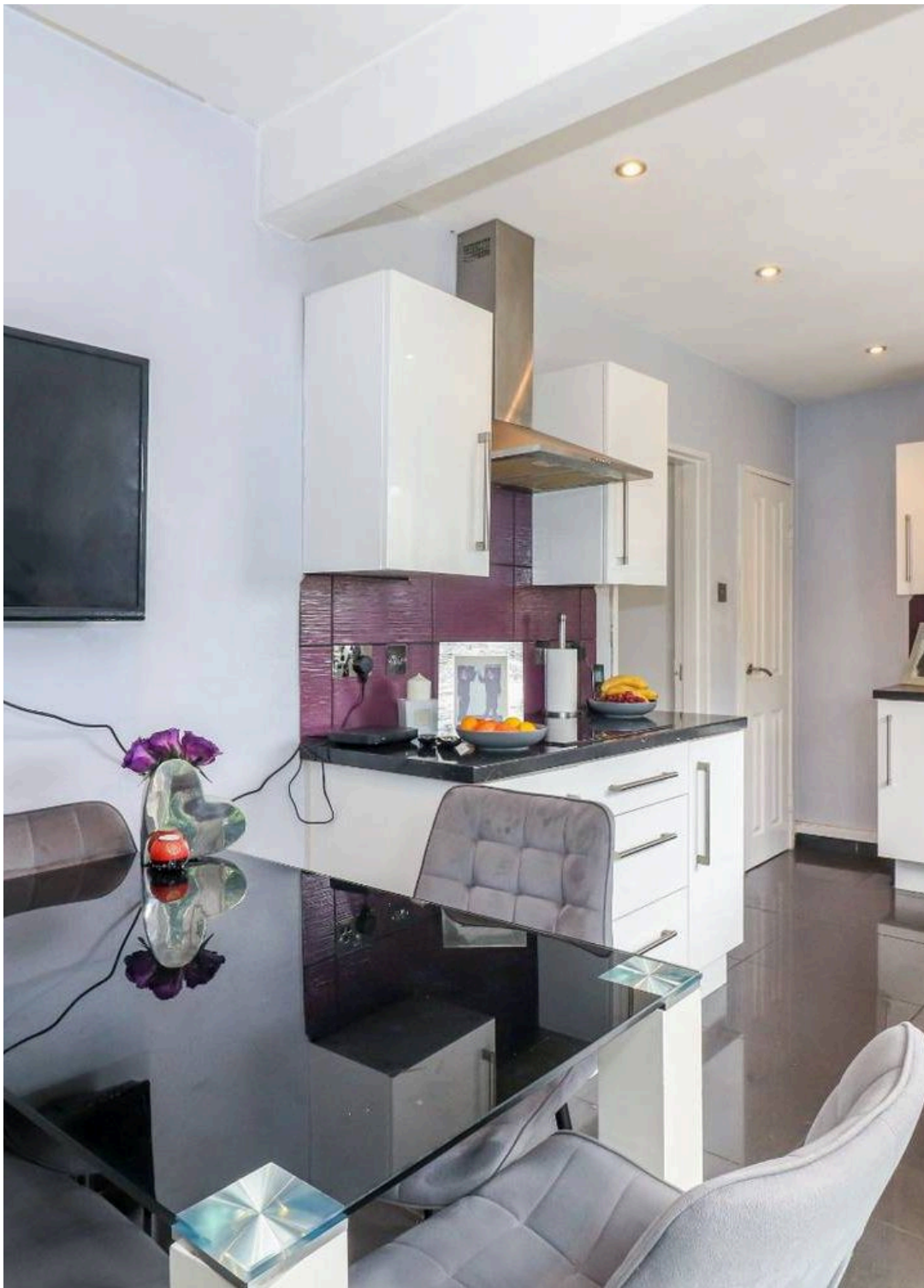


Tibbs Hill Road, Abbots Langley

In Excess of £450,000

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& holt





Tibbs Hill Road

Abbots Langley

Located within walking distance of the Village High Street and Abbots Langley School, is this well-presented three bedroom family home, set on a wide plot with the potential to extend STPP.

Internally the property offers a hallway, with stairs leading to the first floor and a door taking you into the neutrally decorated sitting room, which offers a light and airy feel, with a further door taking you to a fitted kitchen, with plenty of wall and floor cabinets and a range of fitted appliances. There is a defined dining area with French doors leading to the rear garden. The first floor comprises of three well-proportioned bedrooms, all of which are served by a family bathroom.

Externally the property offers a large, private garden, which is laid mostly to lawn with a separate paved patio area. The garden also offers gated side access to the front of the house, which is set behind an open green space.





Tibbs Hill Road

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Three Bedroom Family Home
- Open Plan Kitchen/Dining
- Sitting Room
- Large Private Garden
- Potential to Extend STPP
- Walking Distance of the High Street and Abbots Langley School





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

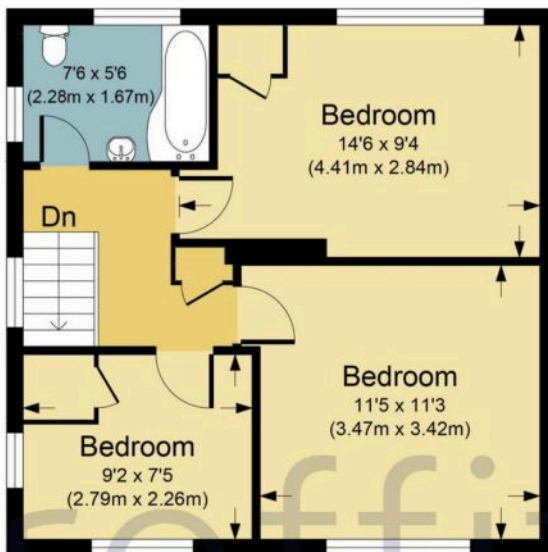
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

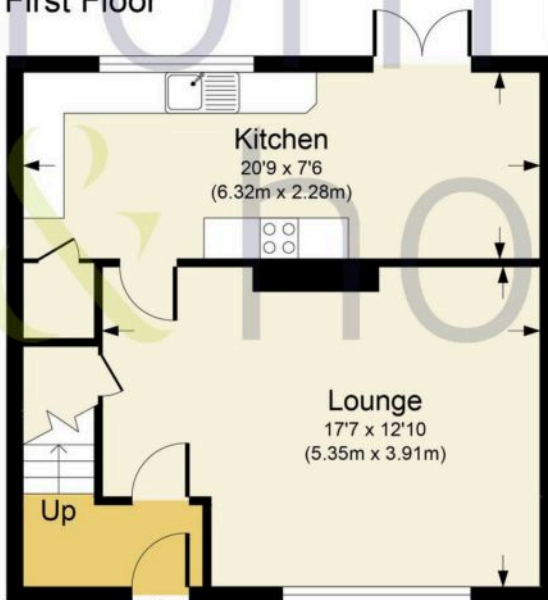
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







First Floor

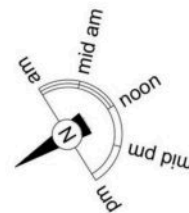


IN

Ground Floor

TIBBS HILL ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 855.83 SQ FT / 79.51 SQ M.
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Proffitt & Holt

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