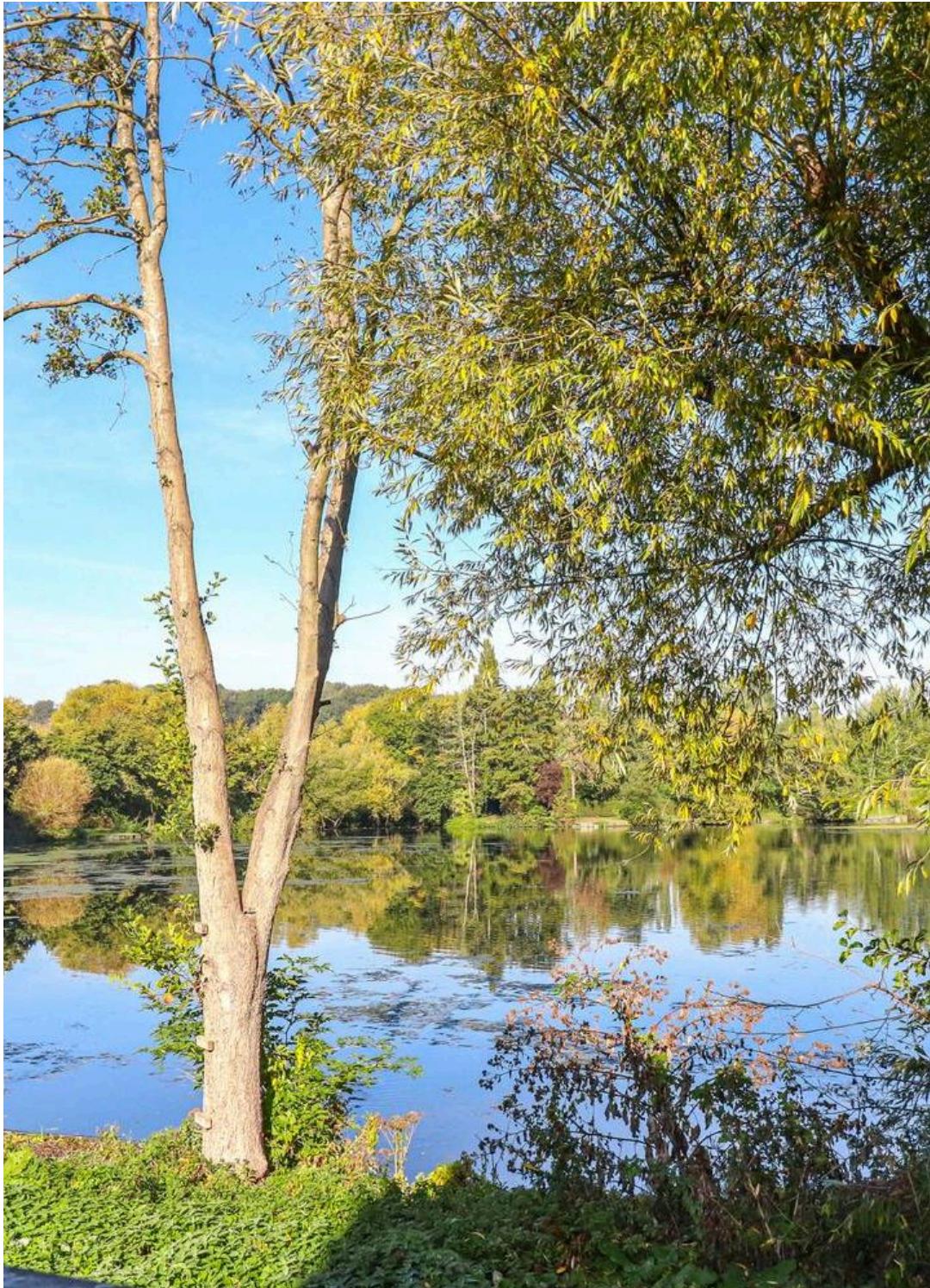




Lakeside Avenue, Kings Langley
In Excess of £750,000

proffitt
& holt





Lakeside Avenue

Kings Langley

Proffitt and Holt are delighted to offer to the market this modern four bedroom semi detached family home located in this highly sought after development within Kings Langley and just a short walk from Kings Langley station - providing easy access into London Euston.

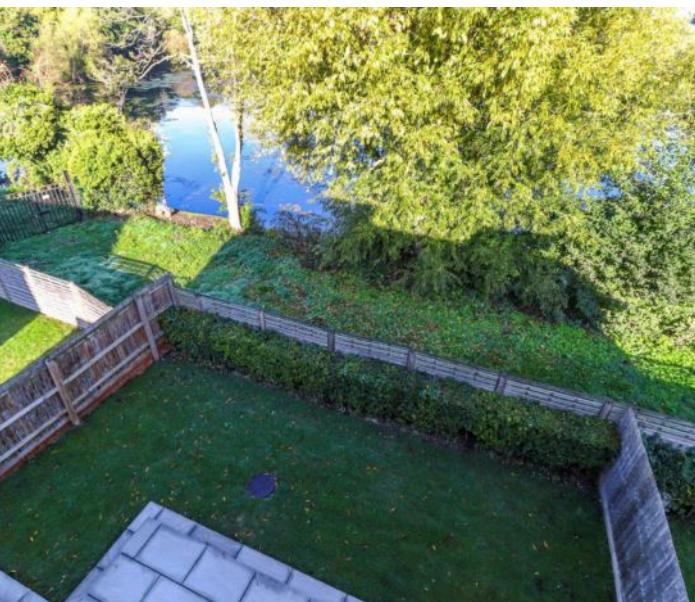
Built in 2021 this property boasts stunning views over a private fishing lake to the rear and is set over three floors, offering generous and flexible accommodation throughout.

Internally, the property comprises entrance hall, living room, a spacious and open plan kitchen/breakfast room and a downstairs WC to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom, whilst the top floor boasts a master bedroom with its own en suite shower room.

Externally, the property excels with driveway parking to the front of a single garage, whilst the rear, the garden is mainly laid to lawn and very low maintenance with a paved patio seating area (ideal for entertaining) and also enjoys far reaching views over a private fishing lake to the rear.

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





Lakeside Avenue

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. Regent Close is located in a great position in the village in a quiet cul-de-sac off Rectory Lane.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedrooms
- Semi Detached
- Modern Development
- Views Over Fishing Lake
- Open Plan Kitchen/Breakfast Room
- Set Over Three Floors
- Driveway Parking
- Well Presented Throughout





For broadband and mobile speeds see:

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

General Information

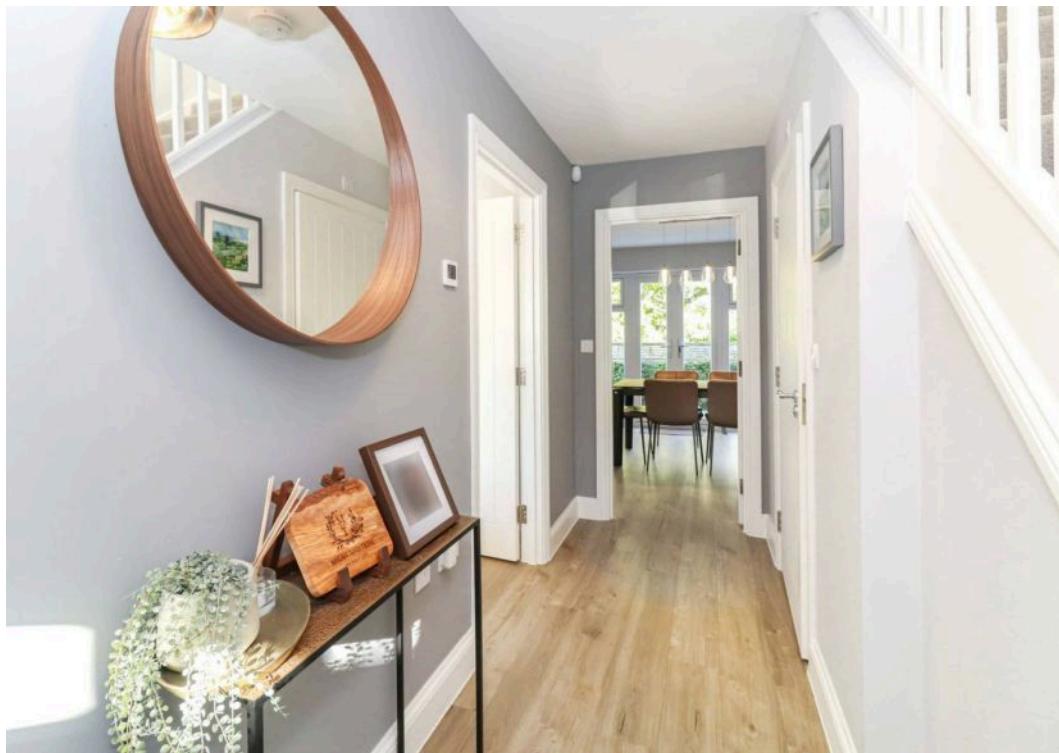
Services

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

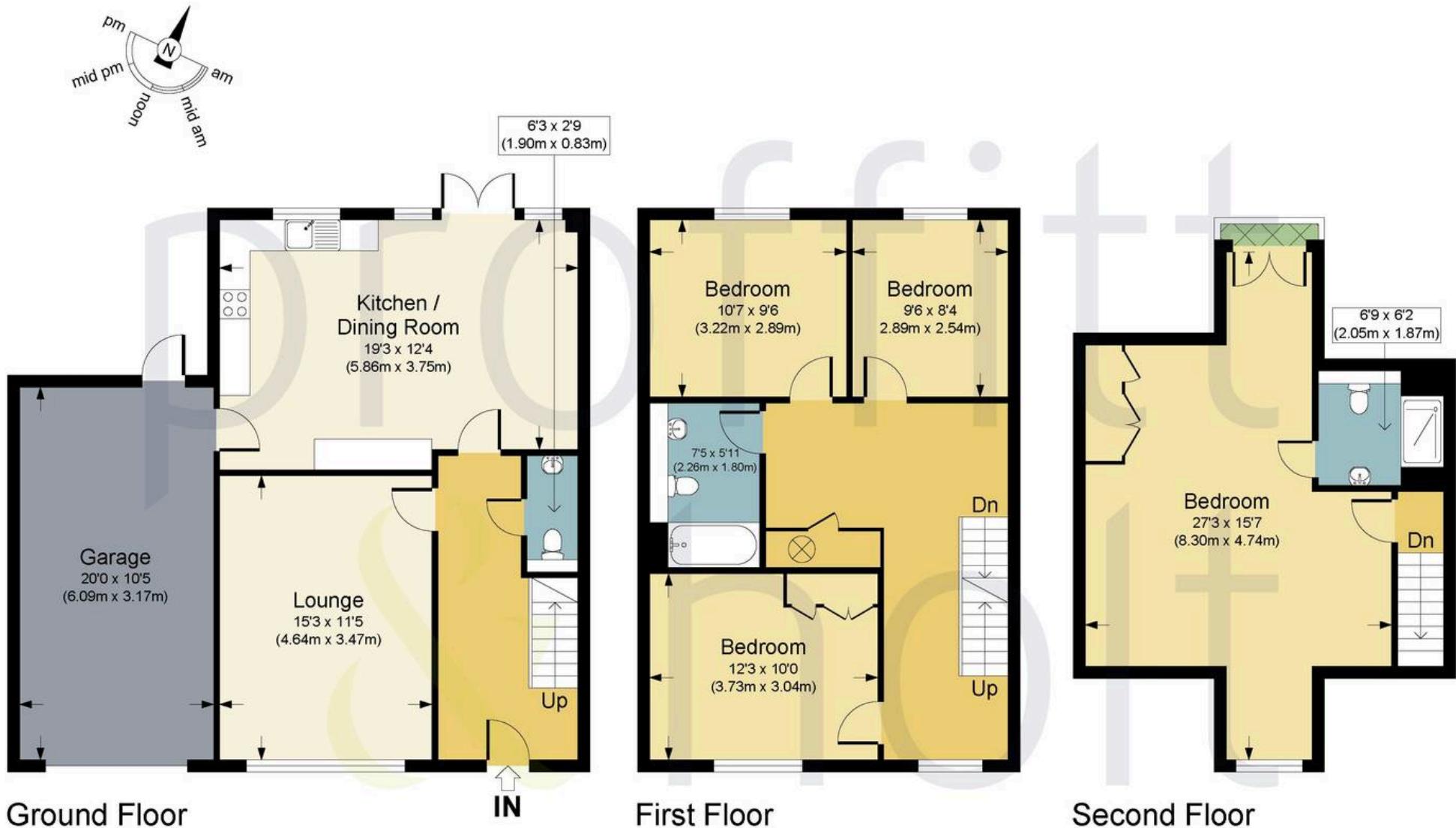
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











LAKESIDE AVENUE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1694.34 SQ FT / 157.41 SQ M. INC. GARAGE
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