

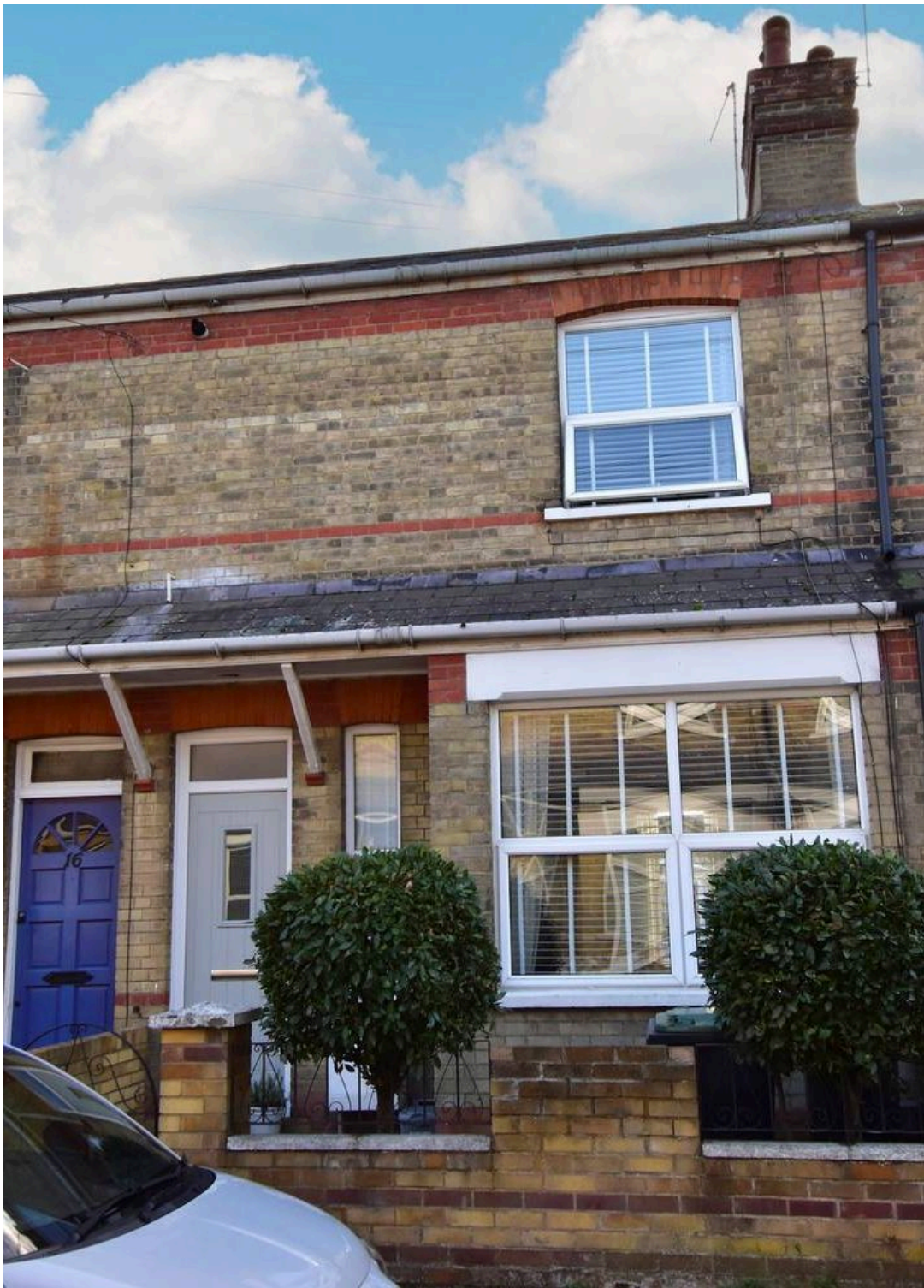


Tanners Hill, Abbots Langley

Guide Price £425,000

proffitt
& holt





Tanners Hill

Abbots Langley

Proffitt and Holt are delighted to offer to the market this two bedroom freehold and well presented period property located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links and local amenities.

The property is offered to the market in excellent condition and has been tastefully modernised by the current vendors retaining many character features throughout.

Internally, the property comprises entrance hall, an open plan living/dining room and a re fitted kitchen to the ground floor. To the first floor there are two well proportioned bedrooms and a re fitted family bathroom.

Externally, the property boasts a private and low maintenance garden which is mainly laid to lawn and also benefits from a hard standing seating area, and to the rear, there is a summerhouse.

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





Tanners Hill

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



- Two Bedrooms
- Open Plan Living/Dining Area
- Re Fitted Kitchen
- Modern Bathroom
- Freehold
- Abbots Langley
- Summerhouse





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.

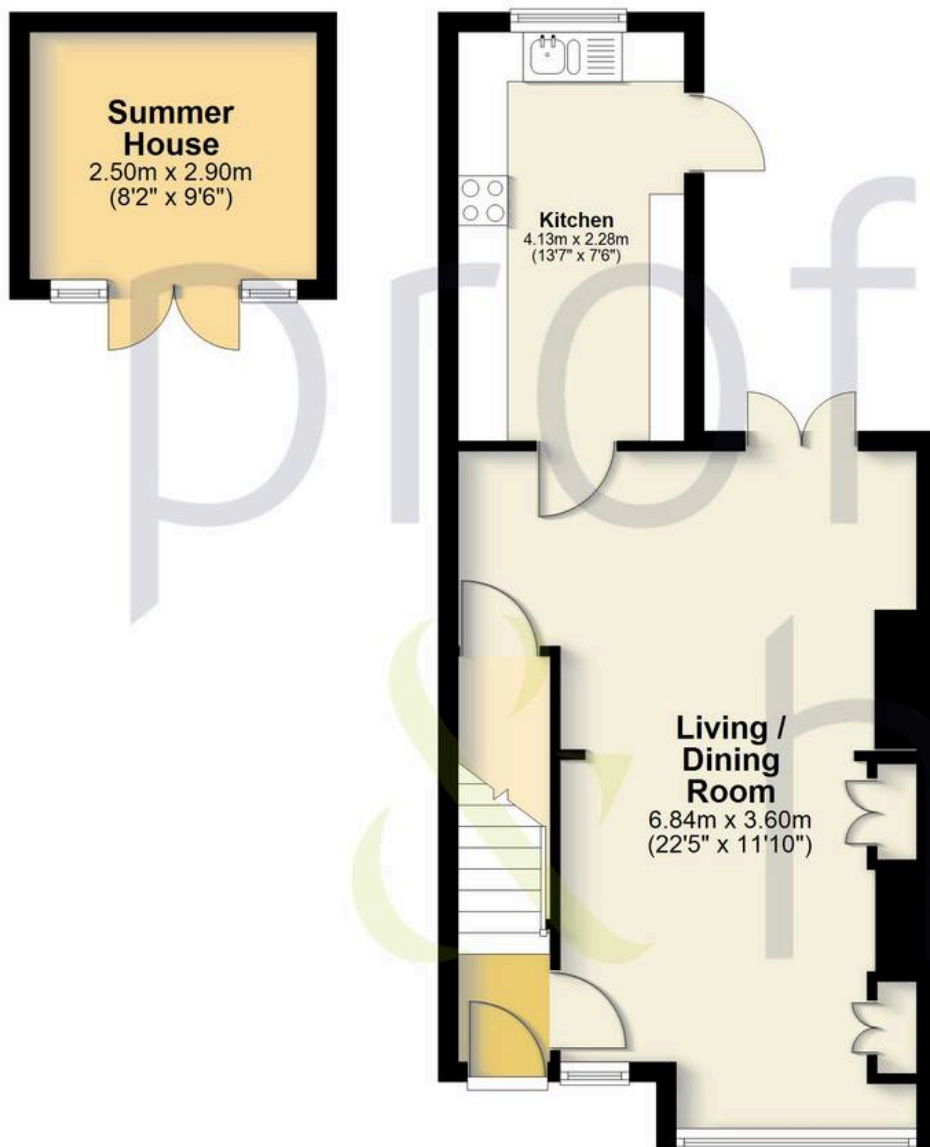






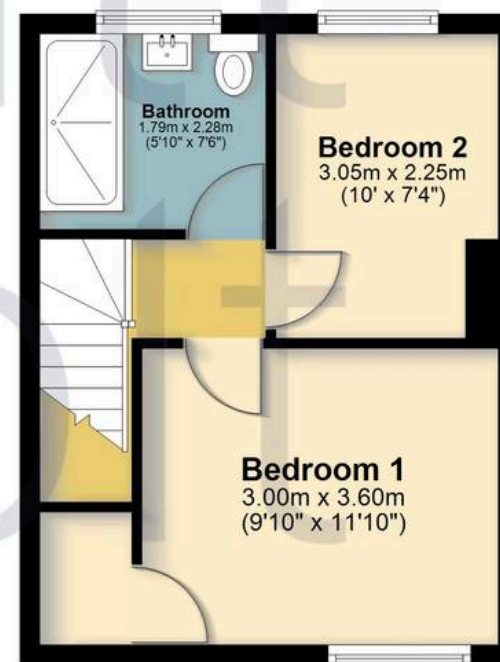
Ground Floor

Approx. 47.1 sq. metres (507.3 sq. feet)



First Floor

Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.7 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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