



Primrose Hill, Kings Langley  
£450,000

proffitt  
& holt







## Primrose Hill

Kings Langley

A charming two-bedroom semi-detached Victorian Cottage, ideally situated within walking distance of Kings Langley High Street and the train station.

Immaculately presented throughout and boasting a wealth of character features, this property beautifully combines period character with modern living. The flexible open plan ground floor features a welcoming living and dining area, enhanced by original features and tasteful décor. The kitchen/breakfast room has been refitted in a traditional Cottage style and leads to a convenient ground floor WC. Upstairs, you will find two comfortable bedrooms and a tastefully refitted bathroom that offers a touch of luxury.

This home is perfect for those seeking both character and practicality, with the added benefit of a private driveway for off-street parking.

The outside space is equally impressive, with an attractive rear garden which offers plenty of room for outdoor dining. The garden includes a dedicated home office, making it ideal for those who work remotely or need extra space for hobbies.

With its combination of Victorian charm, modern updates and excellent location, viewing is highly recommended.







## Primrose Hill

### Kings Langley

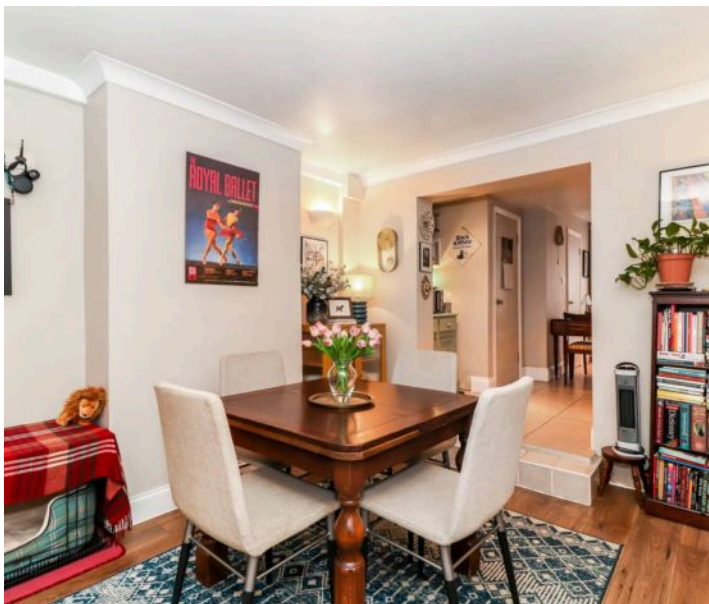
Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D



- Victorian Character Home
- Driveway
- Walking Distance to Kings Langley High Street and Train Station
- Character Features Throughout
- Flexible Open Plan Living
- Attractive Garden with Home Office
- Tastefully Refitted Bathroom
- Ground Floor WC
- 2 Comfortable Bedrooms







*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

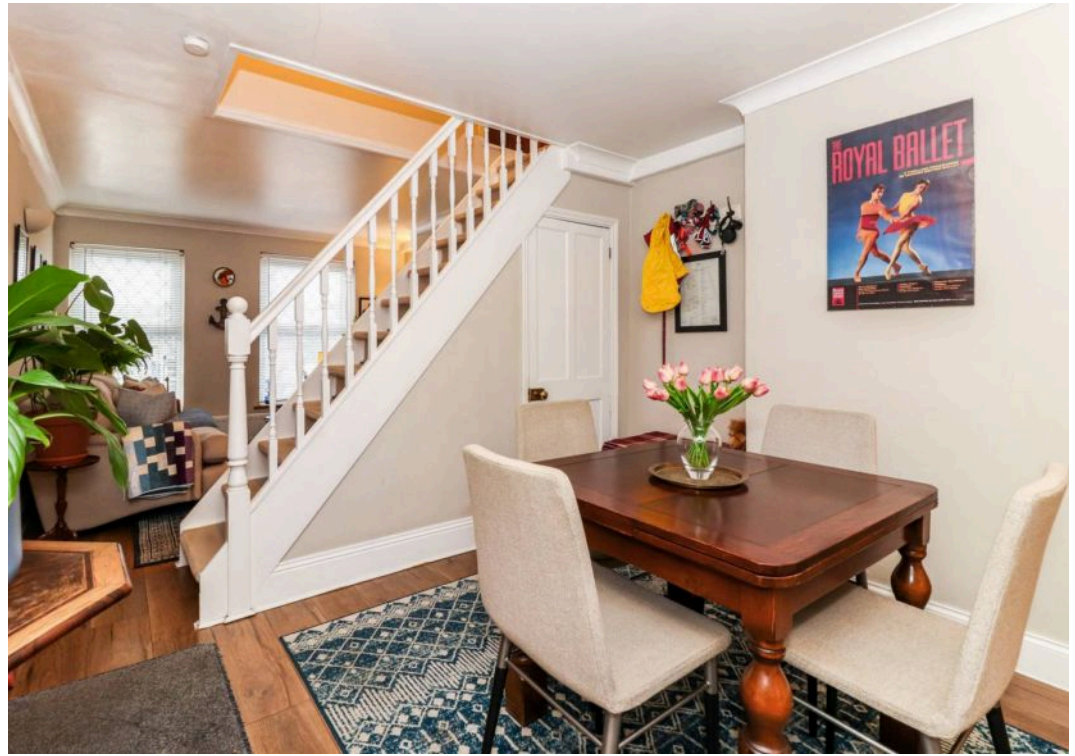
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

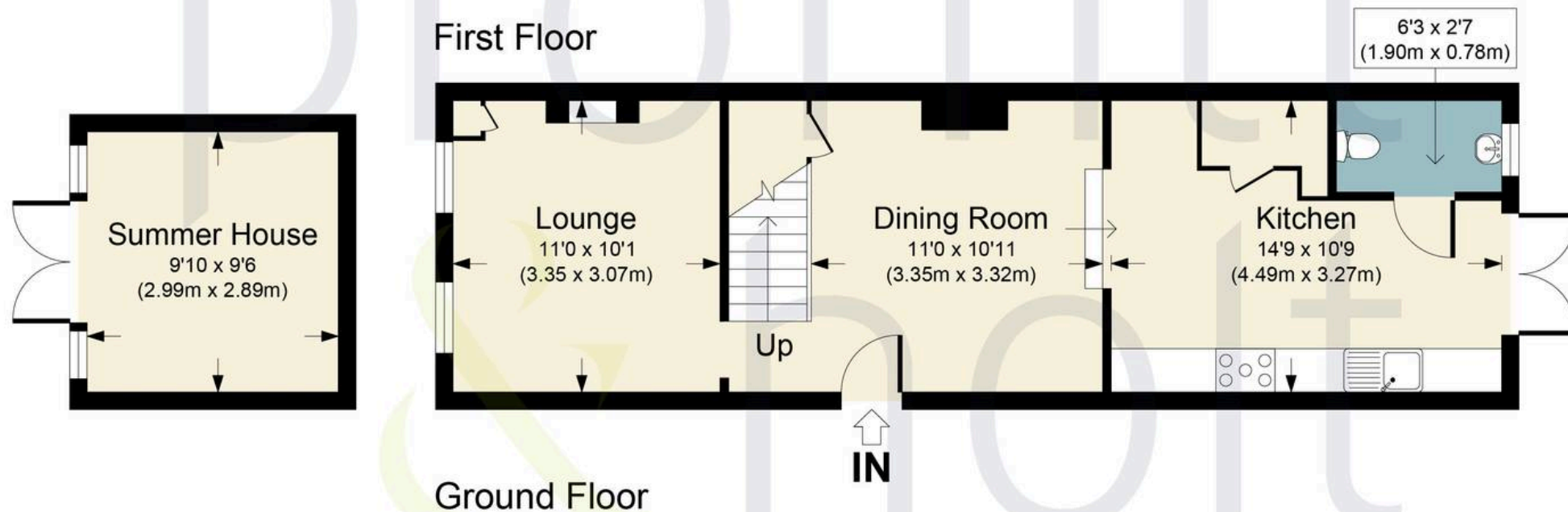
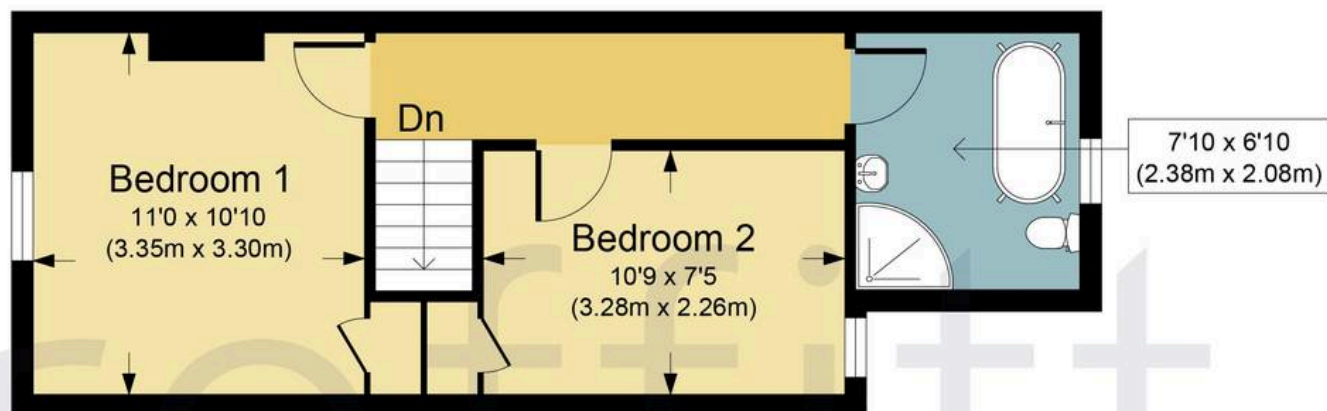
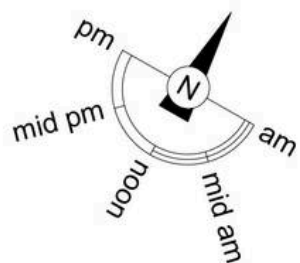
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











PRIMROSE HILL, WD4

APPROX. GROSS INTERNAL FLOOR AREA 854.86 SQ FT / 79.42 SQ M. INC. SUMMER HOUSE

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## Proffitt & Holt

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