



Lapwing Way, Abbots Langley

In Excess of £650,000

proffitt
& holt





Lapwing Way

Abbots Langley

Proffitt and Holt are delighted to offer to the market this four bedroom end of terrace family home located in the highly sought after village of Abbots Langley and within close proximity to a host of nearby transport links and local amenities.

Internally, the property comprises entrance hall, downstairs guest WC, kitchen, living room and conservatory/dining room to the ground floor. To the first floor there are four well proportioned bedrooms and two bathrooms (one en-suite to the master bedroom).

Externally, the property excels with driveway parking to the front of the garage and a generous, private and low maintenance garden to the rear.

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





Lapwing Way

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Four Bedrooms
- End of Terrace
- Abbots Langley
- Garage
- En Suite to Master
- Generous and Low Maintenance Garden



For broadband and mobile speeds see:

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

General Information

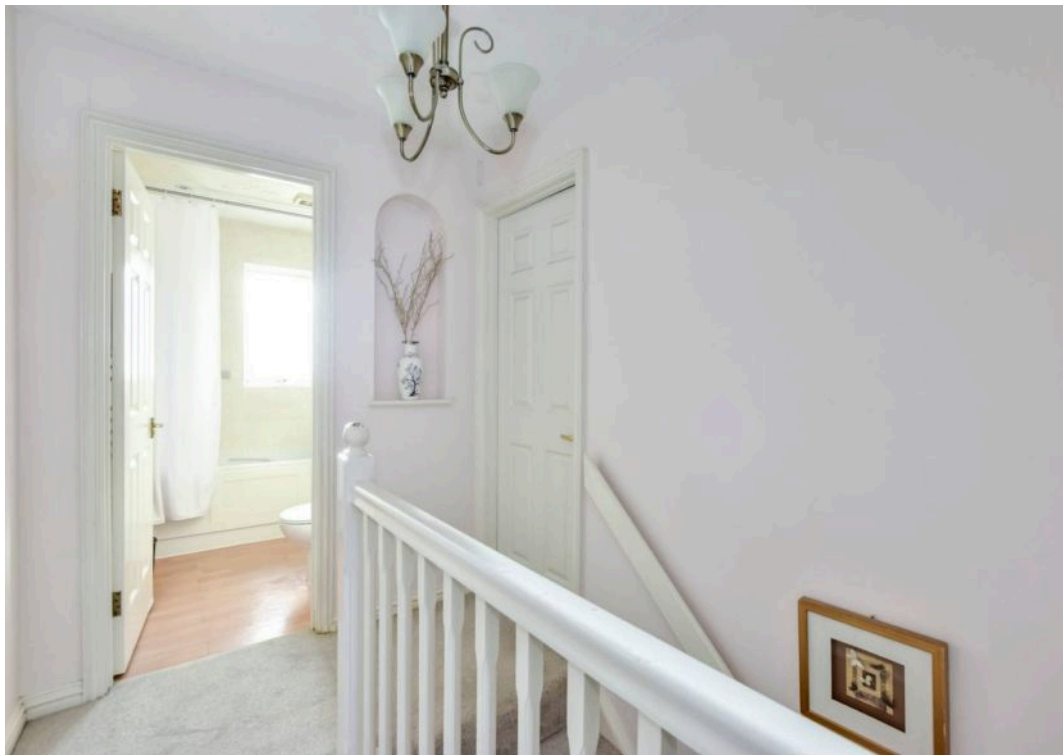
Services

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.





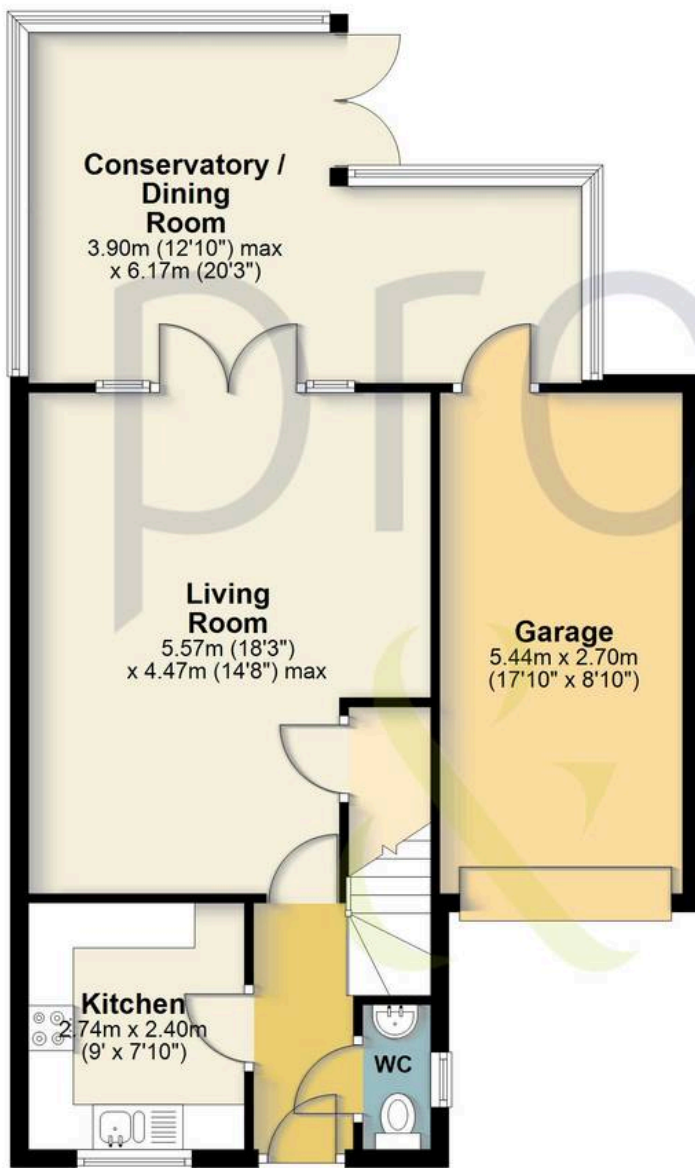






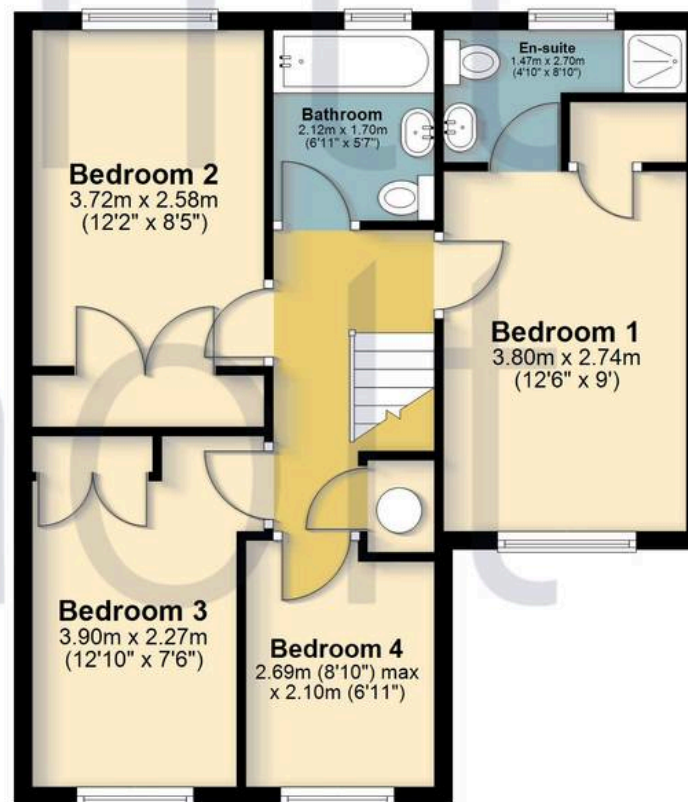
Ground Floor

Approx. 72.7 sq. metres (782.9 sq. feet)



First Floor

Approx. 52.5 sq. metres (564.7 sq. feet)



Total area: approx. 125.2 sq. metres (1347.6 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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