



Edinburgh Drive, Abbots Langley
£899,950

proffitt
& holt





Edinburgh Drive

Abbots Langley



Proffitt and Holt are delighted to introduce this immaculately presented 4-bedroom, 2-bathroom detached house, offering generous living space and a versatile layout ideal for modern family life. Situated on a popular modern development, Edinburgh Drive is a particularly quiet tree lined cul-de-sac within a short stroll of the beautiful Leavesden Country Park.

The accommodation itself is spacious and thoughtfully designed, featuring 3 inviting reception rooms including a comfortable dining area with a beautiful curved bay window that sits adjacent to a sleek, modern kitchen equipped with integrated appliances and ample counter space. The bright and dual aspect living room is enhanced by a charming bay window to the front and French doors that open directly onto the landscaped rear garden, while a separate study provides a quiet retreat for work or relaxation. The modern utility room is fitted with integrated appliances, making it practical for busy households. Upstairs, the master bedroom enjoys the luxury of an en-suite bathroom, and each bedroom benefits from built-in wardrobes and large windows that flood the spaces with natural light. Modern bathrooms with luxurious walk-in showers, contemporary fixtures, and stylish mosaic tiling for a touch of elegance. Built-in shelving and storage solutions throughout the home help maintain a clutter-free environment, and the inviting fireplaces in the living areas create a cosy, homely atmosphere year-round.

Externally, there is seamless garden access via French doors and a harmonious blend of indoor and outdoor living spaces, this property is perfect for entertaining, family gatherings, or quiet evenings at home. The property boasts a spacious double garage and ample off-road parking, well-maintained front garden with mature shrubs, while the expansive South-East facing rear garden is an absolute stand-out feature – complete with a manicured lawn, mature trees and a charming patio area perfect for outdoor dining, entertaining, or simply relaxing in a tranquil setting.



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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 approximately three miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately two miles distance.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No upper chain
- Spacious South-East facing garden
- Detached double garage
- Driveway for multiple vehicles
- Modern kitchen with integrated appliances
- Dual aspect sitting room with French doors to garden
- Master bedroom with en-suite bathroom
- Built-in wardrobes
- Popular modern development
- Immaculately presented throughout with refitted bathrooms



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.





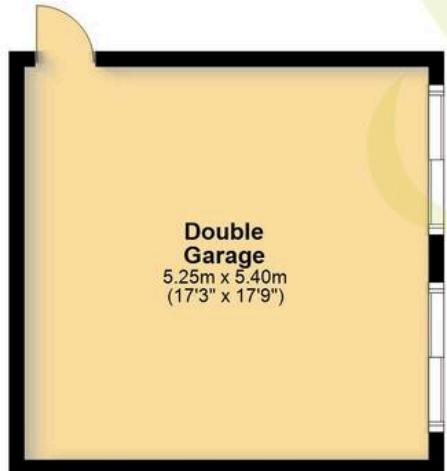
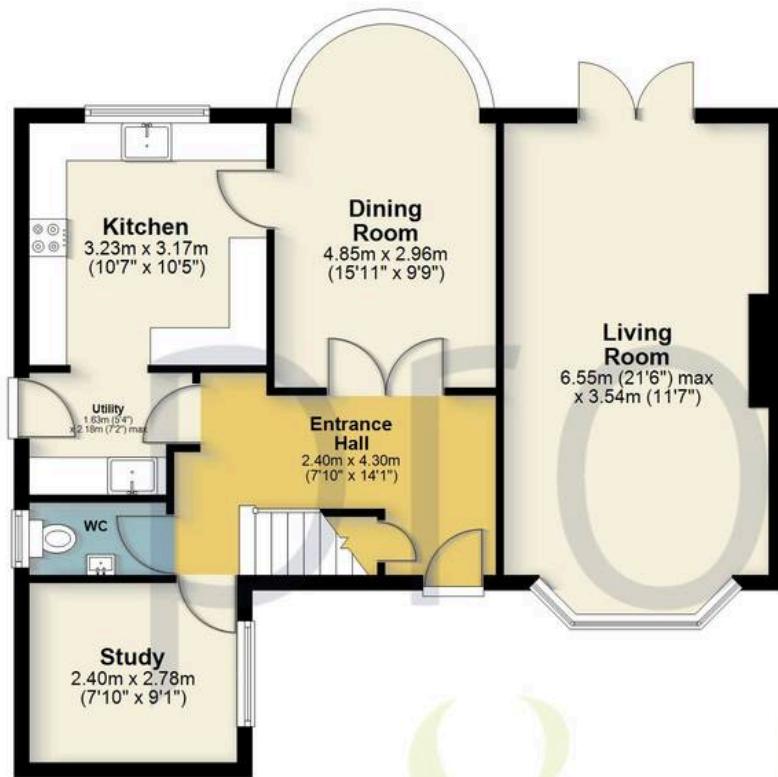






Ground Floor

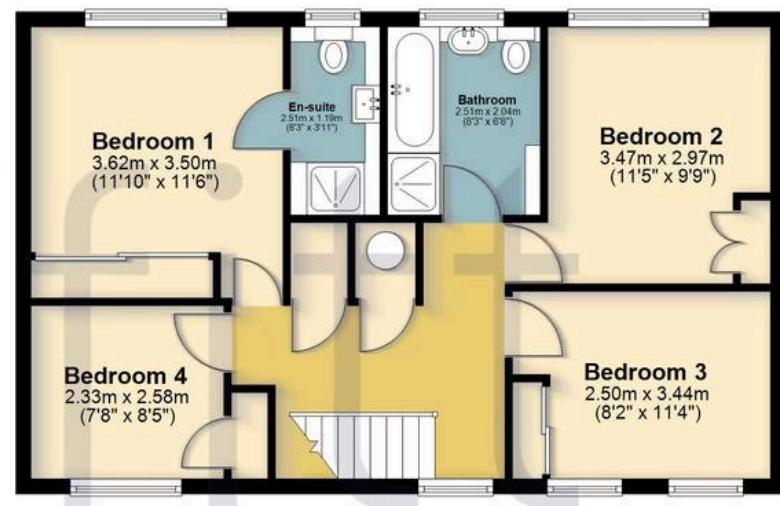
Approx. 96.2 sq. metres (1035.7 sq. feet)



Double Garage
5.25m x 5.40m
(17'3" x 17'9")

First Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



Total area: approx. 156.3 sq. metres (1682.9 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

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • strangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

