



**Greenways, Abbots Langley**

Guide Price **£1,100,000**

proffitt  
& holt







## Greenways

Abbots Langley

Proffitt and Holt are delighted to offer to the market this exceptional and rarely available four bedroom detached family home located in one of the most highly sought after roads within Abbots Langley, Greenways.

The property offers a wealth of both versatile and flexible accommodation comprising entrance porch, open plan living/dining room, family room, a modern and re fitted kitchen, utility room, study and downstairs guest WC to the ground floor. To the first floor there are four well proportioned bedrooms (master with en-suite) and a separate family bathroom.

Externally, the property excels with ample parking available to the front and to the rear, the garden is low maintenance and mainly laid to lawn with an artificial lawn seating area directly to the rear - ideal for entertaining.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt.







## Greenways

### 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Four Bedrooms
- Detached
- Highly Sought After Location
- Modern Kitchen
- Utility Room
- Downstairs Guest WC
- Re Fitted Bathroom
- En Suite Shower/WC
- Open Plan Living/Dining Area
- Separate Study







*For broadband and mobile speeds see:*

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

## **General Information**

### **Services**

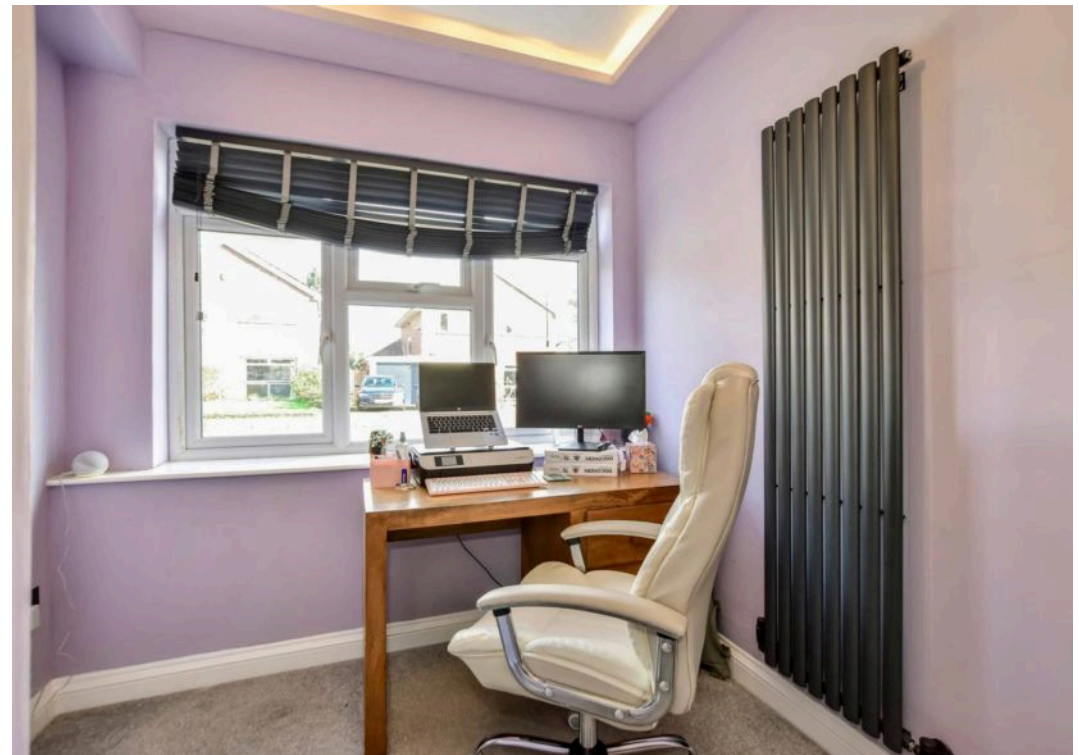
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### **Fixtures and Fittings**

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







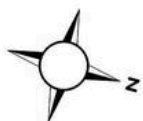






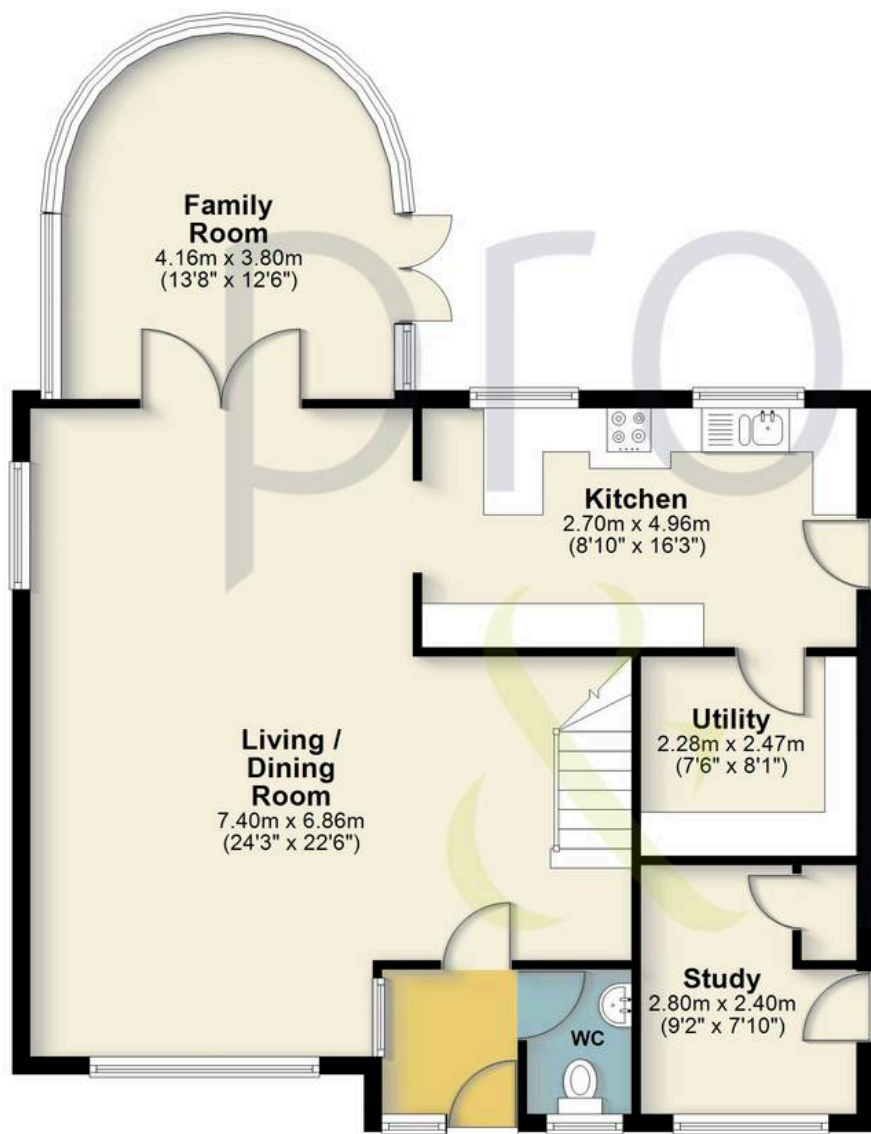






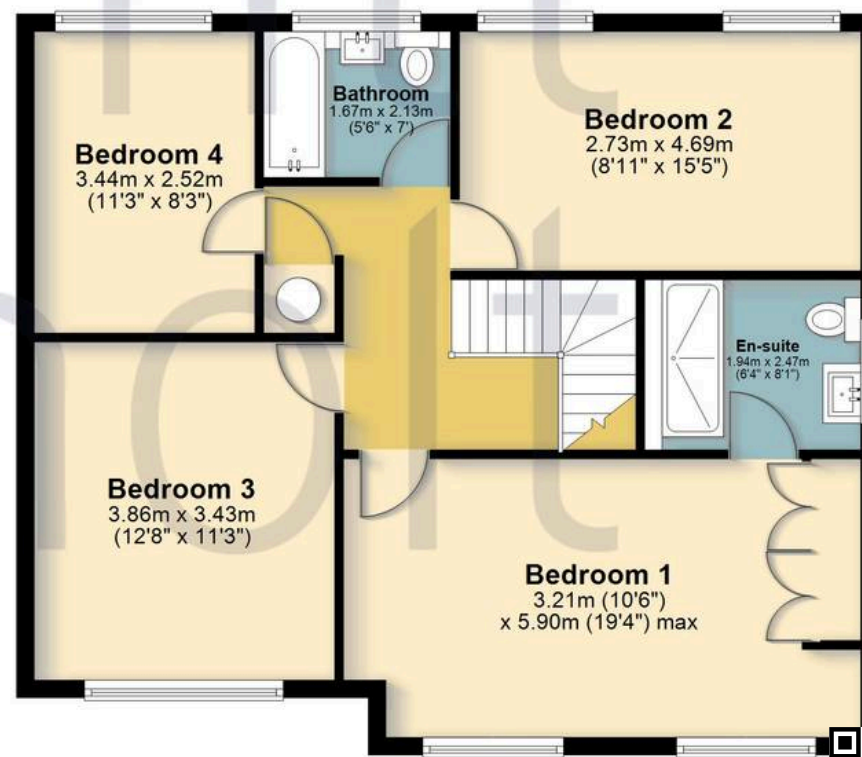
## Ground Floor

Approx. 88.7 sq. metres (954.8 sq. feet)



## First Floor

Approx. 73.7 sq. metres (793.2 sq. feet)



Total area: approx. 162.4 sq. metres (1748.0 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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