



Langley Hill, Kings Langley  
In Excess of £800,000

proffitt  
& holt





## Langley Hill

Kings Langley



This well presented three-bedroom detached character family home is ideally situated in a premium location within easy walking distance of Kings Langley High Street, Train Station and highly regarded local schools. Boasting character features throughout, the property offers plenty of potential to extend (subject to planning permission).

The accommodation itself is spacious with a traditional design and convenient layout, perfect for modern family living. Upon entering, you are welcomed by a bright and inviting hallway that leads to the heart of the home: a generous open-plan kitchen and dining area which flows out to the garden and is ideal for entertaining or family life. The kitchen is well-appointed with ample storage and workspace, seamlessly connecting to the dining area to create a wonderfully sociable space. The adjacent utility room adds further practicality, whilst the separate living room offers a tranquil retreat, with a large bay window and wood burning stove adding to the character of the room. Upstairs, you will find three well-proportioned bedrooms, each filled with natural light and offering plenty of room for storage. The family bathroom is tastefully finished with traditional fittings.

Externally, the house boasts a particularly private South-facing rear garden which is mainly laid to lawn, with a patio area leading directly out from the house. A rear gate provides access to the detached garage, whilst side access leads you to the front of the house, where there is a driveway that offers parking for multiple vehicles.

This is an exceptional opportunity to acquire a detached residence in such a sought-after area, with all amenities close at hand and excellent transport links nearby. Viewing is highly recommended to fully appreciate the charm, flexibility and future possibilities this home has to offer.



## Langley 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Family Home
- Open Plan Kitchen/Diner
- Premium Location
- Walking Distance to High Street and Schools
- South-Facing Garden
- Driveway and Garage
- Plenty of Potential to Extend (STPP)
- Utility Room





*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.

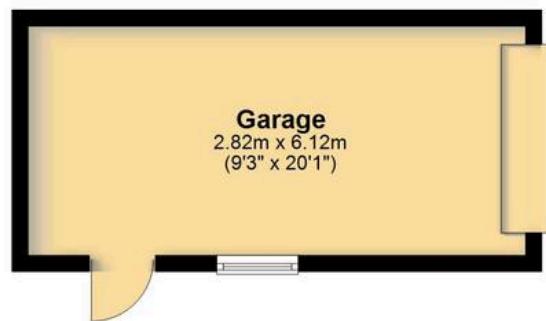






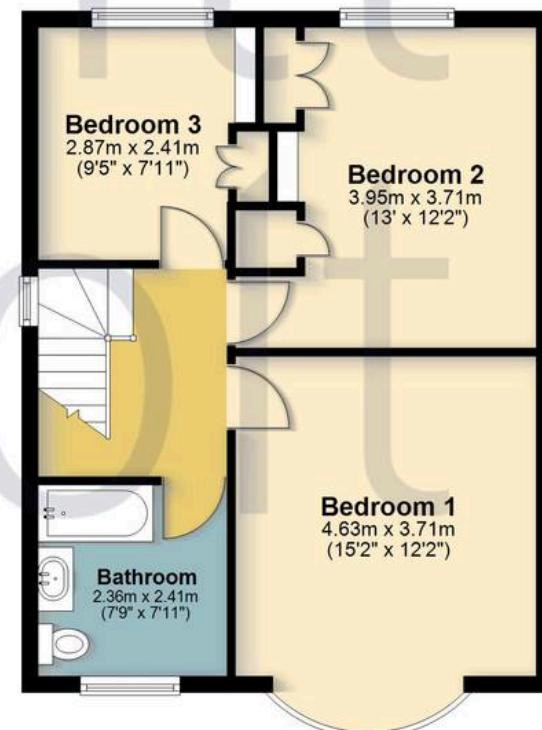
## Ground Floor

Approx. 69.8 sq. metres (751.8 sq. feet)



## First Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



Total area: approx. 119.2 sq. metres (1283.4 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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