



Jacketts Field, Abbots Langley
Guide Price £400,000

proffitt
& holt





Jacketts Field

Abbots Langley

Proffitt and Holt are delighted to offer to the market this well-presented two bedroom freehold, family home located in Jacketts Field, Abbots Langley.

The property is conveniently located in the highly sought after village of Abbots Langley and benefits from a host of nearby transport links including the M1, M25 and A41.

Internally, the property comprises entrance hall, living room, dining room and a refitted kitchen to the ground floor, whilst the first floor boasts two well proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property offers a generous and low maintenance rear garden which is mainly laid to lawn and also boasts a paved patio seating area directly to the rear.

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





Jacketts Field

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: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two Bedrooms
- Freehold
- Re Fitted Kitchen
- Re Fitted Bathroom
- Well-Presented Throughout
- Excellent Transport Links
- Front Exterior Private Storage
- Front and Rear Gardens





For broadband and mobile speeds see:

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

General Information

Services

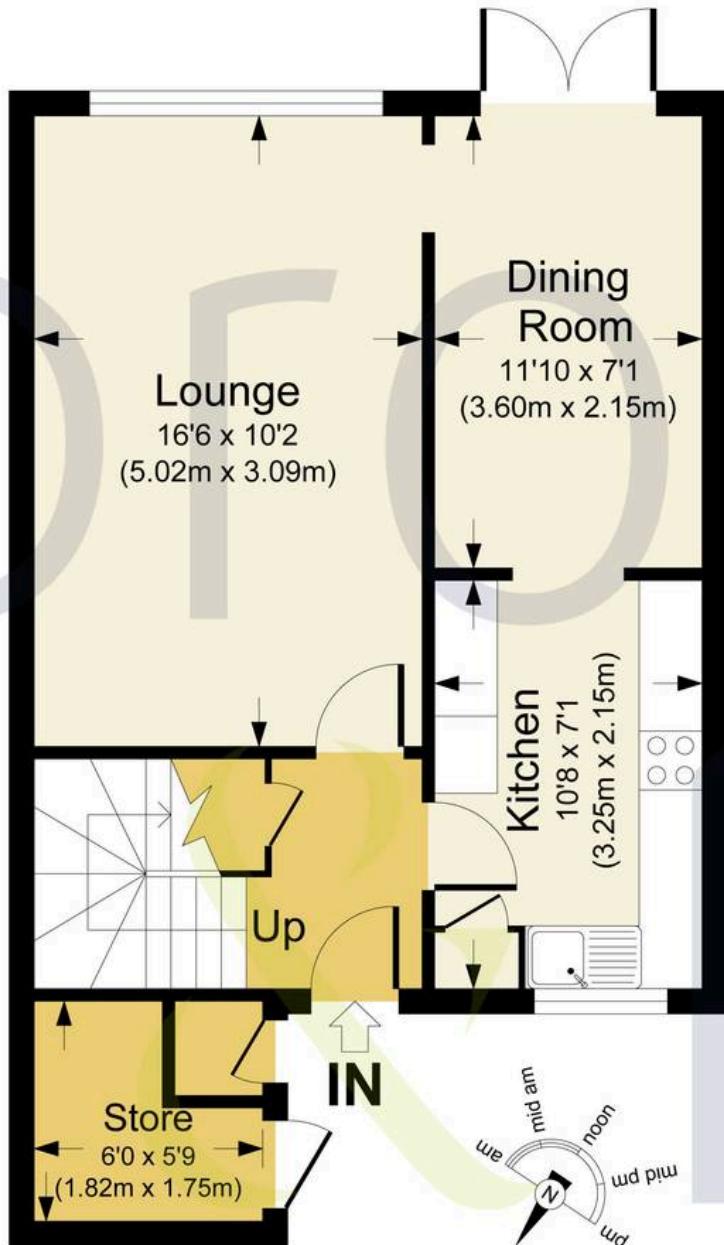
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

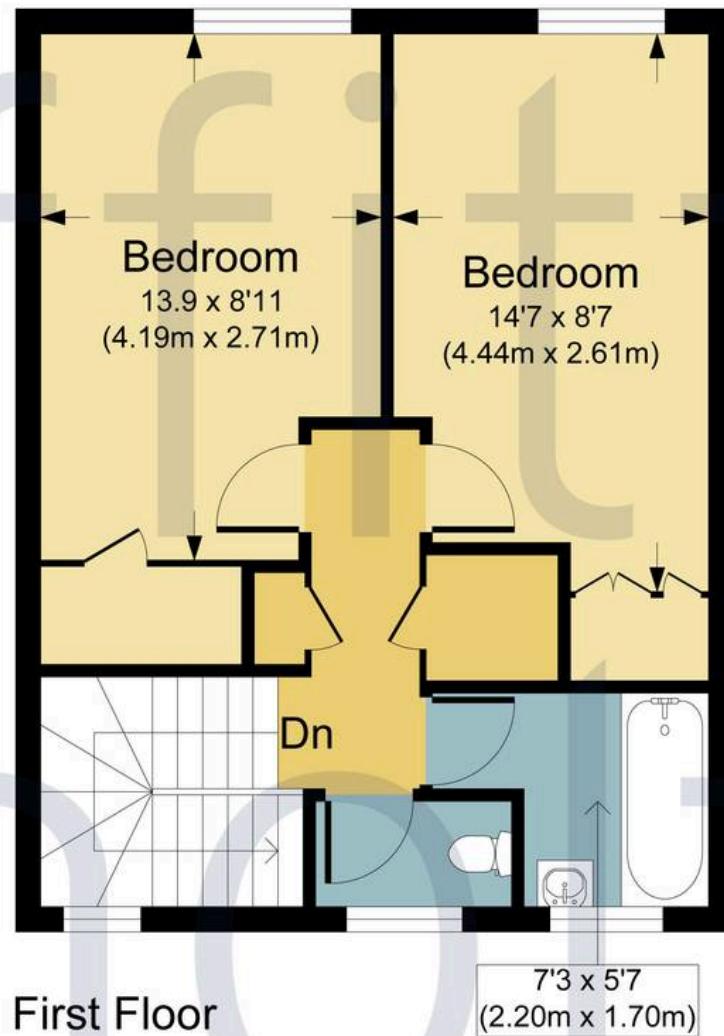
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

APPROX. GROSS INTERNAL FLOOR AREA 832.26 SQ FT / 77.32 SQ M
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Proffitt & Holt

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