



Osbourne Avenue, Kings Langley

Guide Price £799,950

proffitt
& holt





Osbourne Avenue

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available and fully modernised and extended, five bedroom semi-detached family home located on one of the most sought after roads in Kings Langley, Osbourne Avenue.

Located on the ever popular 'west side' of the village, the property is conveniently positioned for easy access into Kings Langley high street with all its local amenities, and is also within walking distance to Kings Langley station - providing easy access into London Euston.

Internally the property offers a wealth of both flexible and versatile accommodation throughout. To the ground floor the property comprises entrance hall, living room, utility room/wc and a generous and open plan kitchen/dining area with modern kitchen and bi-folding doors out.

To the first floor there are five well proportioned bedrooms and two bathrooms (one en-suite to the master bedroom).

Externally the property excels with ample parking available to the front for several vehicles, whilst to the rear, the garden is both low maintenance and an ideal entertaining space - boasting a large raised decked seating area, and to the side, the property also offers a fully powered home office.

To fully appreciate what this property offers, please contact leading local agent Proffitt and Holt to arrange an internal inspection.





Osbourne Avenue

Kings Langley

Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school. Kings Langley station is approximately 1.3 miles away and offers a regular mainline service London Euston and Birmingham. The M25 is accessed at Junction 20 and provides access to the general motorway network and airports. Council Tax Band: E / Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: TBC

- Ample Driveway Parking
- Spacious Open Plan Kitchen/Dining Area
- En-Suite Master Bedroom
- Five Bedrooms
- Semi Detached
- Sought After Location
- Close to Highly Regarded Schooling
- Tastefully Presented Throughout





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.

For broadband and mobile speeds see;

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



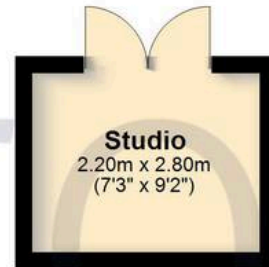






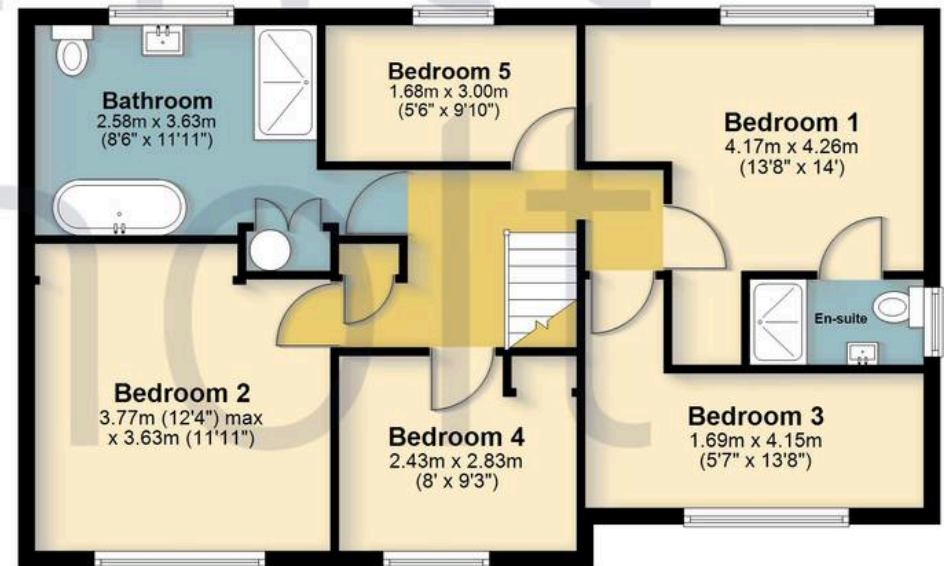
Ground Floor

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



First Floor

Approx. 68.2 sq. metres (734.0 sq. feet)



Total area: approx. 141.9 sq. metres (1527.2 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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