



Selbourne, Langley Road, Abbots Langley
£750,000

**proffitt
& holt**





Selbourne, Langley Road

Abbots Langley

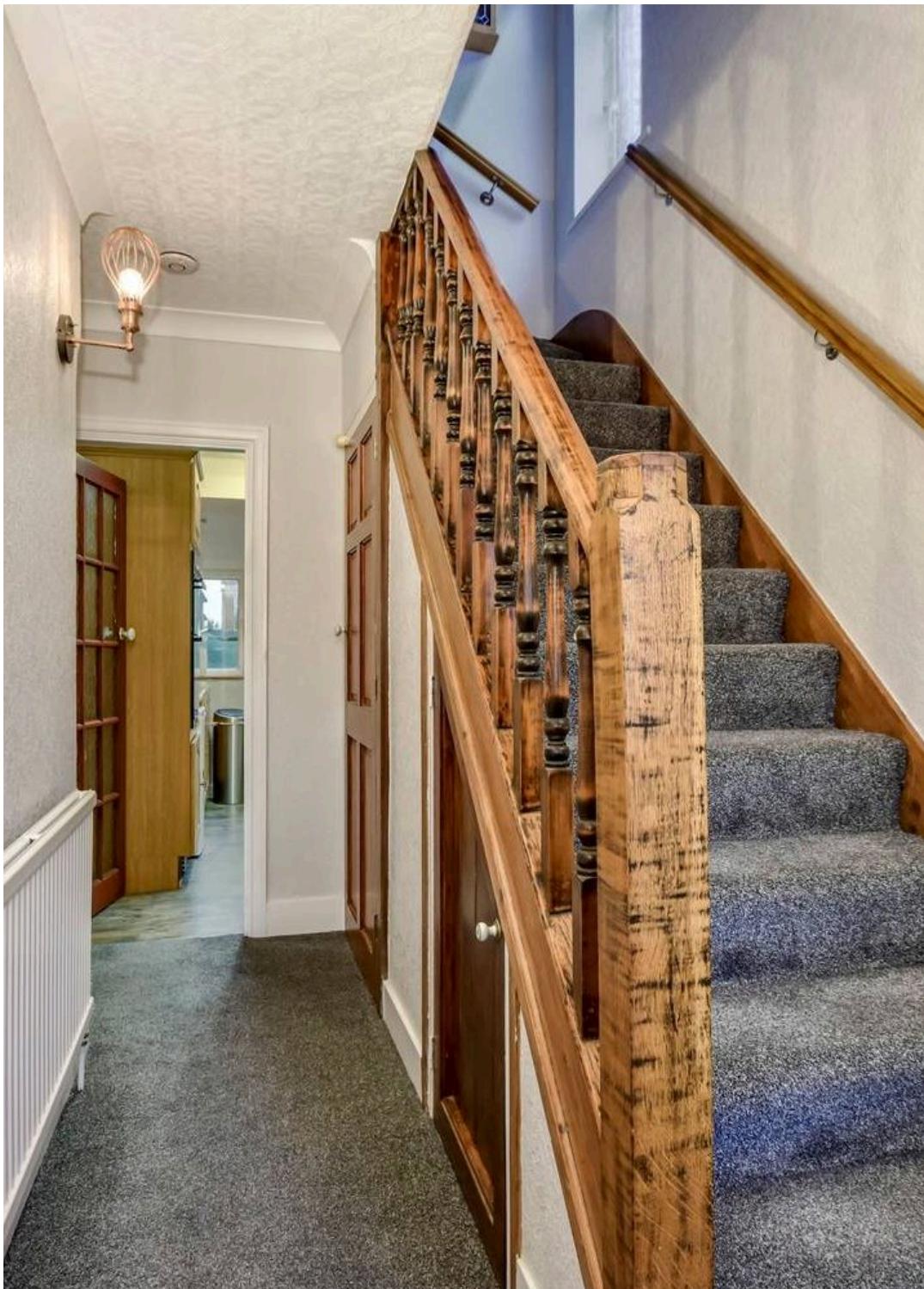
A well looked after four bedroom detached house, offered to the market with no upper chain and ideally situated just a couple of minutes' walk from the vibrant Abbots Langley High Street.

The accommodation itself is thoughtfully arranged to suit a variety of lifestyles, whilst also offering plenty of potential to extend (STPP), making it an excellent choice for families or those looking to create their dream home.

The ground floor boasts a welcoming entrance hall that leads into a spacious living and dining area, perfect for entertaining or relaxing with loved ones. The kitchen is well-appointed and offers ample storage and workspace. A standout feature of this property is the ground floor bedroom, complete with its own en-suite shower room, providing flexibility for guests, extended family, or those seeking single-level living. Upstairs, you will find two further generously sized bedrooms plus a single bedroom currently being used as a study, all of which benefit from plenty of natural light and are served by a family bathroom that is well maintained and neutrally decorated. Throughout, the house has been lovingly cared for by the current owners.

Additional practicalities include an oversized single garage, ideal for storage or secure parking, and a spacious driveway offering parking for multiple vehicles, which is a real asset in this sought-after location. To the rear, there is a lovely South-West facing rear garden with a large patio that flows out from the house and a manicured lawn.

Viewing is highly recommended to fully appreciate the space, potential, and convenience that this rarely available home has to offer.





Selbourne, Langley Road

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 and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

- No Upper Chain
- Couple Of Minutes Walk From Abbots Langley High Street
- Plenty Of Potential To Extend (STPP)
- Ground Floor Bedroom With En-Suite Shower Room
- Off Street Parking For Multiple Vehicles
- Well Looked After Throughout
- Oversized Single Garage
- South-West Facing Rear Garden





For broadband and mobile speeds see:

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

General Information

Services

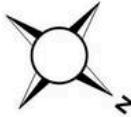
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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

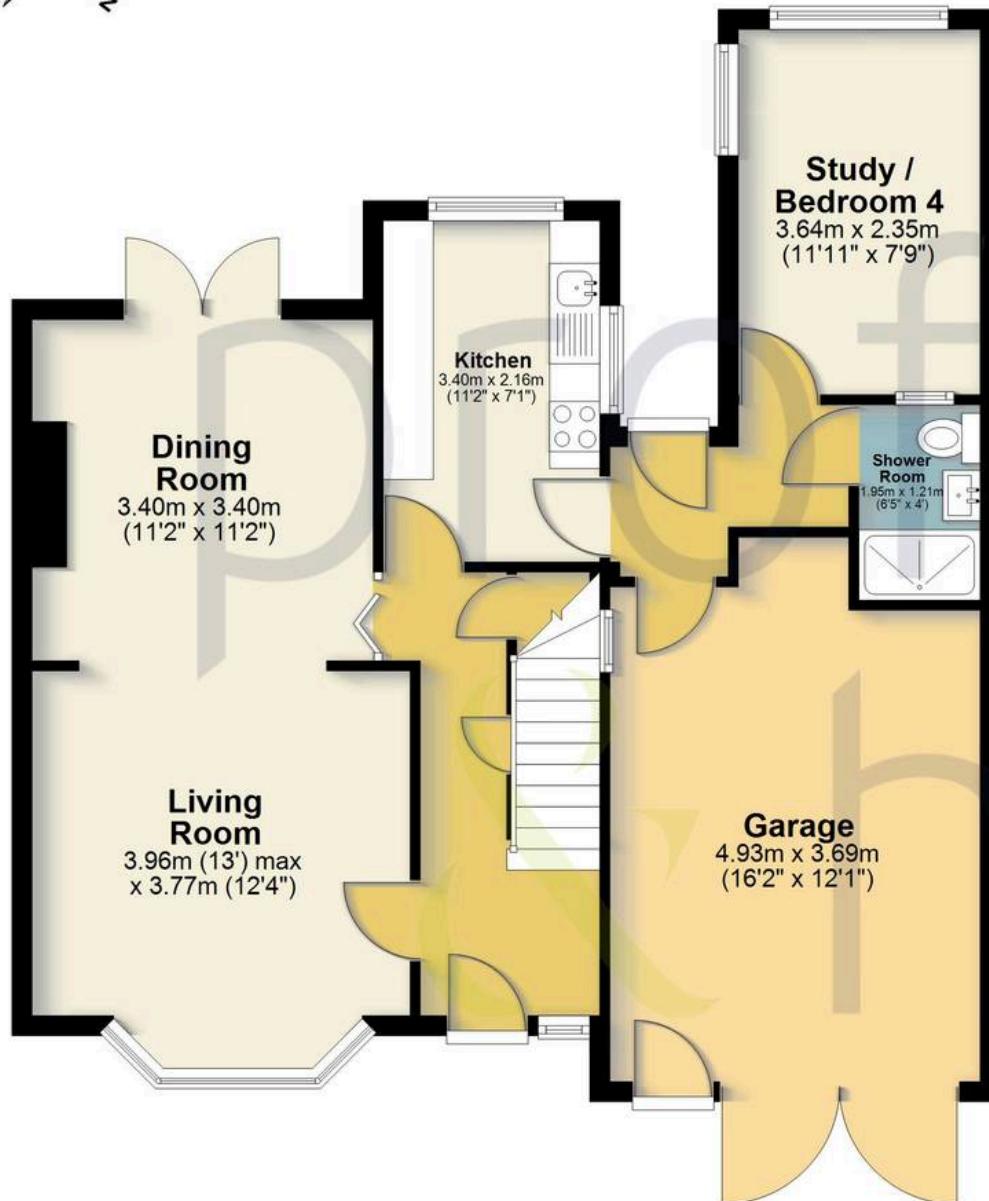






Ground Floor

Approx. 76.4 sq. metres (822.0 sq. feet)



Total area: approx. 116.0 sq. metres (1248.7 sq. feet)

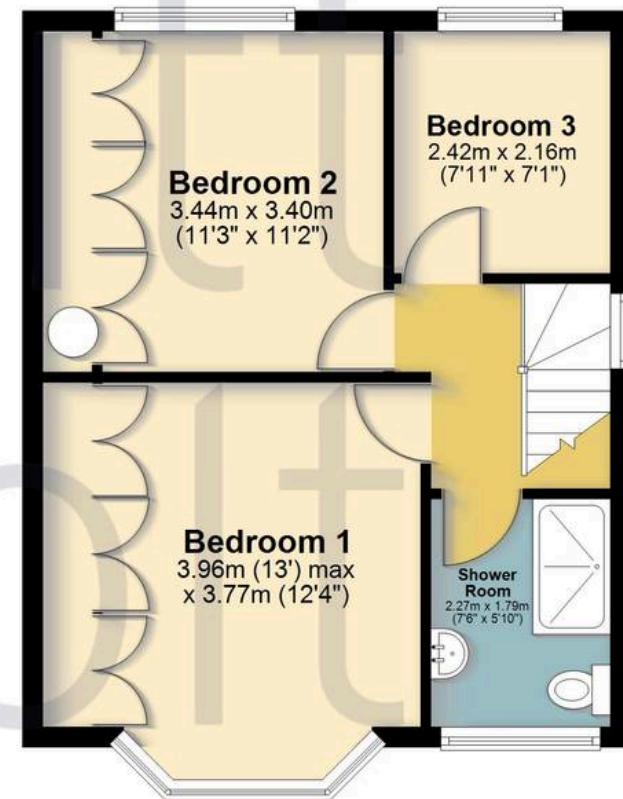
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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.

First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)





Proffitt & Holt

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