



Grand Union Way, Kings Langley
£695,000

proffitt
& holt





Grand Union Way

Kings Langley

An exceptional five-bedroom canalside townhouse, perfectly situated just a short walk from Kings Langley train station, making it a superb choice for commuters and families alike.

The accommodation itself is thoughtfully arranged across three floors, offering generous proportions and a contemporary design throughout. Upon entering, you are welcomed in to a comfortable entrance hall that leads in to the heart of the home, which is a wonderful open-plan kitchen and living space, tastefully fitted to a high specification, complete with modern appliances, sleek cabinetry, and ample dining space, creating a wonderful environment for family life and social gatherings. Bi-fold doors seamlessly connect the living area to the private garden, further enhancing the sense of space and light. A further living space sits on the first floor. This spacious and comfortable room benefits from an abundance of natural light and features a stylish balcony, offering pleasant views over the Grand Union Canal.

The property boasts five spacious bedrooms. The principal bedroom benefits from luxurious en-suite facilities, while two further well-appointed bathrooms provide convenience and comfort for a busy household.

The interiors are immaculately presented, with high-quality finishes and thoughtful touches evident throughout, ensuring a move-in-ready home for the discerning buyer. Additional practical features include two allocated parking spaces, providing peace of mind and convenience for residents.

Viewing is highly recommended to fully appreciate the blend of style, space, and location that this outstanding townhouse offers.





Grand Union Way

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), Junction 6 of the M1 and Junction 20 of the M25 are approximately a distance of one mile.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Canalside Townhouse
- Short Walk To Kings Langley Train Station
- Open-Plan Kitchen/Living Space
- Tastefully Fitted High Spec Interiors
- 2 Allocated Parking Spaces
- 5 Spacious Bedrooms
- 3 Bathrooms
- Comfortable Living Room With Balcony
- Bi-Fold Doors Out To Private 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

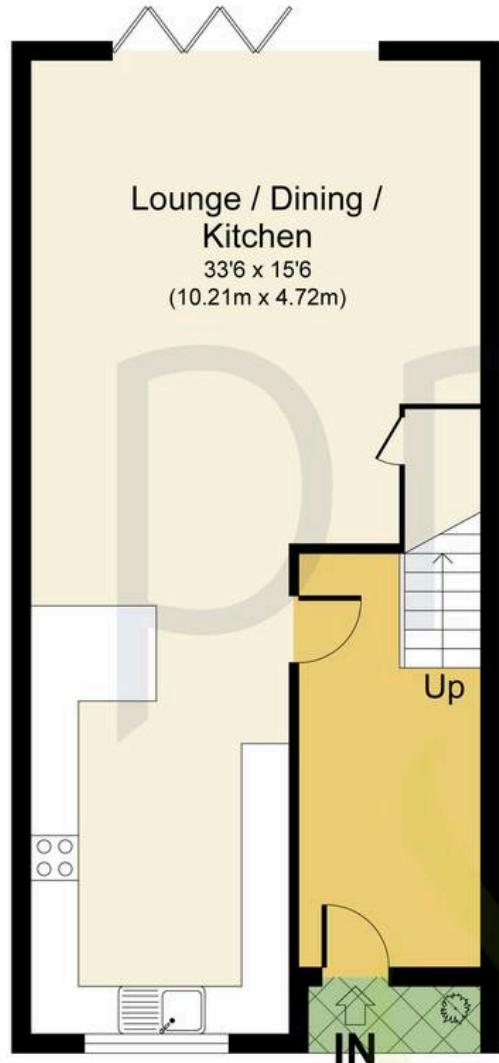
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



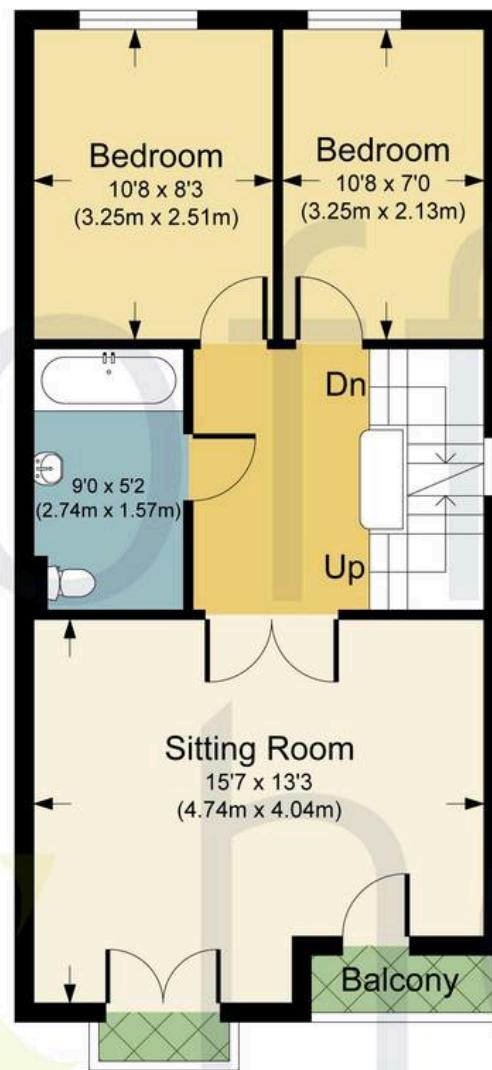




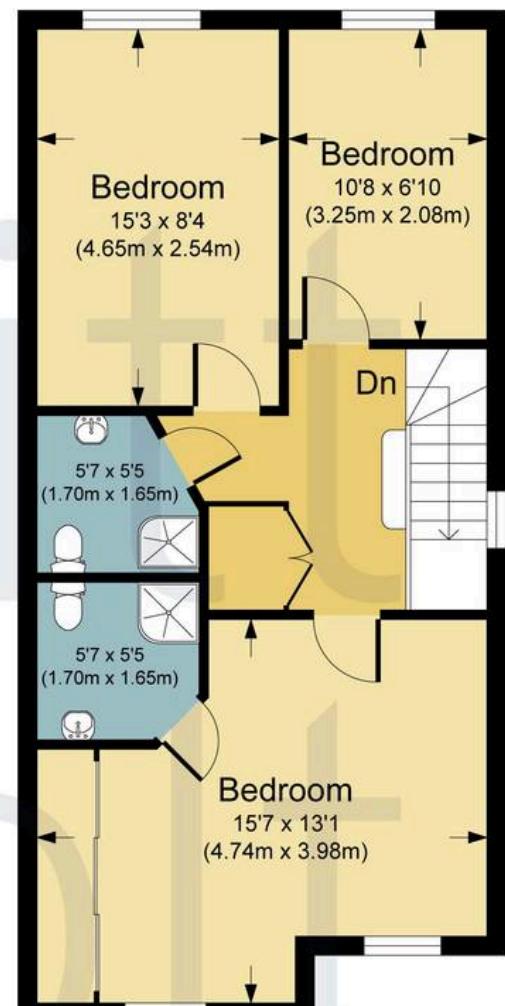




Ground Floor



First Floor



Second Floor

GRAND UNION WAY, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1510.71 SQ FT / 140.35 SQ M

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

