



Roman Gardens, Kings Langley

In Excess of £750,000

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& holt





Roman Gardens

Kings Langley

A beautifully extended and tastefully renovated home, nestled in a peaceful canalside cul-de-sac just a couple of minutes' walk from Kings Langley train station, offering the perfect blend of tranquillity and convenience for commuters and families alike.

The accommodation itself is thoughtfully designed, with a stunning open-plan kitchen and living space that forms the heart of the home - ideal for entertaining or relaxing with family. This impressive area is flooded with natural light and features sleek bi-fold doors that seamlessly connect the indoors to the garden, creating a wonderful sense of space and versatility. The kitchen is fitted to a high standard, boasting modern appliances and generous storage, as well as a large island unit offering a focal point. The adjoining living area offers ample room for both dining and lounging. A spacious utility room and a convenient downstairs W/C add to the practicality of the layout.

Upstairs, the master bedroom comes complete with a stylish en-suite bathroom for added privacy and comfort. The remaining 3 bedrooms provide plenty of room for family members or guests.

The property further benefits from a garage and a private driveway, ensuring secure parking and additional storage options.

Immaculately presented throughout, this home offers a rare opportunity to move straight in and enjoy the high-quality finishes and thoughtful touches that the current owners have introduced.





Roman Gardens

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.

- Tastefully Extended And Renovated Throughout
- Open-plan Kitchen And Living Space
- Bi-Fold Doors Out To Garden
- Quiet Canalside Cul-De-Sac Within A Couple Of Minutes Walk From Kings Langley Train Station
- Master Bedroom With En-Suite
- Spacious Utility Room And Downstairs W/C
- Garage And Driveway





General Information

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

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

Fixtures and Fittings

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

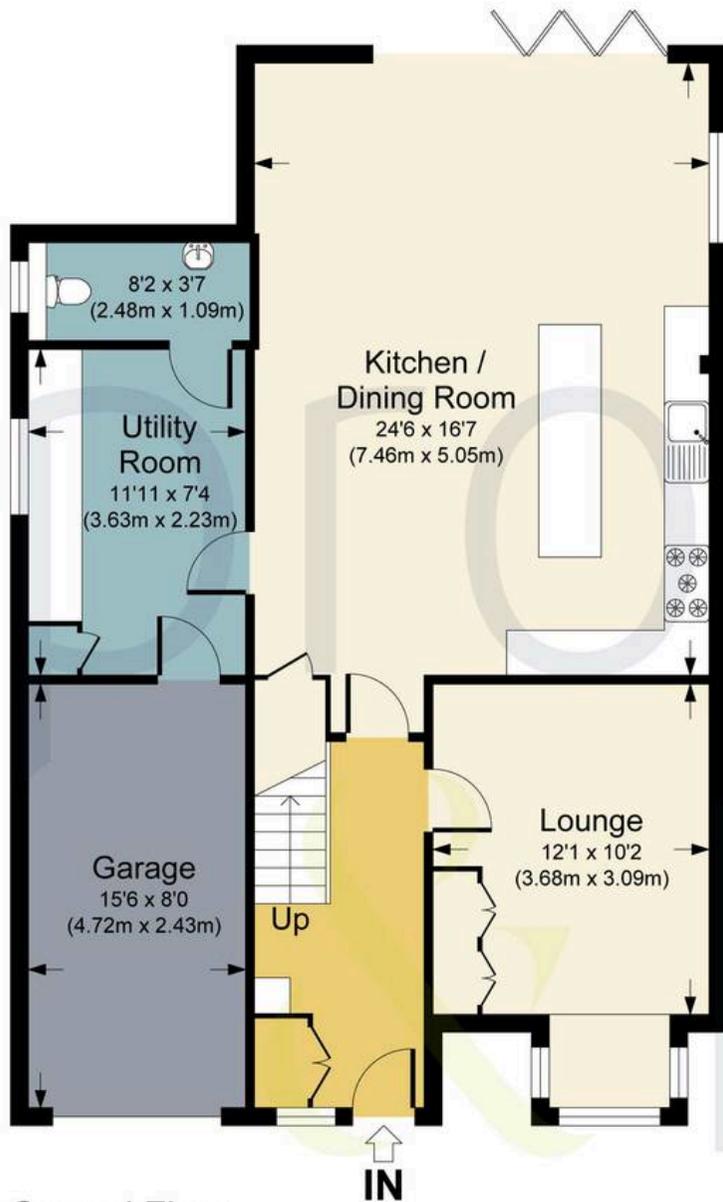




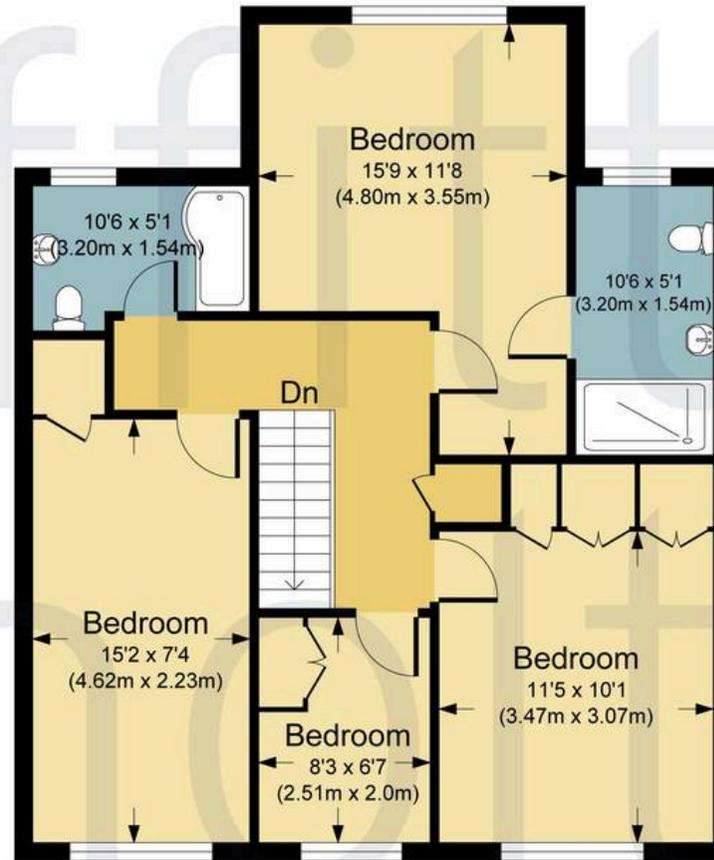








Ground Floor



First Floor

ROMAN GARDENS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1546.88 SQ FT / 143.71 SQ M. INC. GARAGE

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