



Gallows Hill Lane, Abbots Langley  
Guide Price £875,000

proffitt  
& holt





## Gallows Hill Lane

Abbots Langley



A substantial five-bedroom detached character property, offering a rare opportunity for those seeking a spacious family home with excellent potential for modernisation and extension (subject to planning permission).

The accommodation itself is arranged over two floors and is generously proportioned throughout, providing a versatile layout that can be tailored to suit a wide range of needs. Upon entering, you are welcomed by a sizeable entrance hall that leads to the reception room, filled with natural light and brimming with original features that reflect the property's unique charm. The kitchen is well-positioned at the heart of the home, offering ample space and direct access to the adjoining utility area and garage.

Upstairs, you will find five well-sized bedrooms, each offering plenty of space for furnishings and storage, making this an ideal setting for growing families. The main family bathroom is conveniently located on the first floor, while the ground floor also benefits from a guest cloakroom for added convenience. The property's layout presents excellent scope for reconfiguration or extension to create open-plan living areas or additional bathrooms, allowing buyers to truly make the space their own.

Additional benefits include a large driveway providing ample off-street parking and an integral garage, perfect for those with multiple vehicles or in need of extra storage. Situated within walking distance of Kings Langley train station, this home is ideal for commuters, while local shops, parks and highly regarded schools are all just a short stroll away, ensuring every-day amenities and leisure are always within easy reach.

Viewing is highly recommended to fully appreciate the size, character and immense potential this wonderful home has to offer.



## Gallows Hill Lane

### 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: G

EPC – Energy Efficiency Rating: to be confirmed

Tenure: Freehold

- In Need Of Modernisation
- Excellent Potential To Extend
- 5 Bedrooms
- Large Driveway And Garage
- Walking Distance To Kings Langley Train Station
- Short Walk To Local Shops, Parks And Schools
- Large Established Rear Garden
- Substantial Detached Character Property





**For broadband and mobile speeds see:**

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

## General Information

### Services

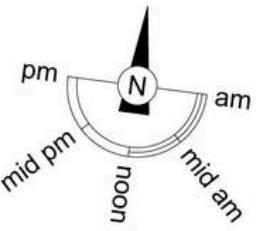
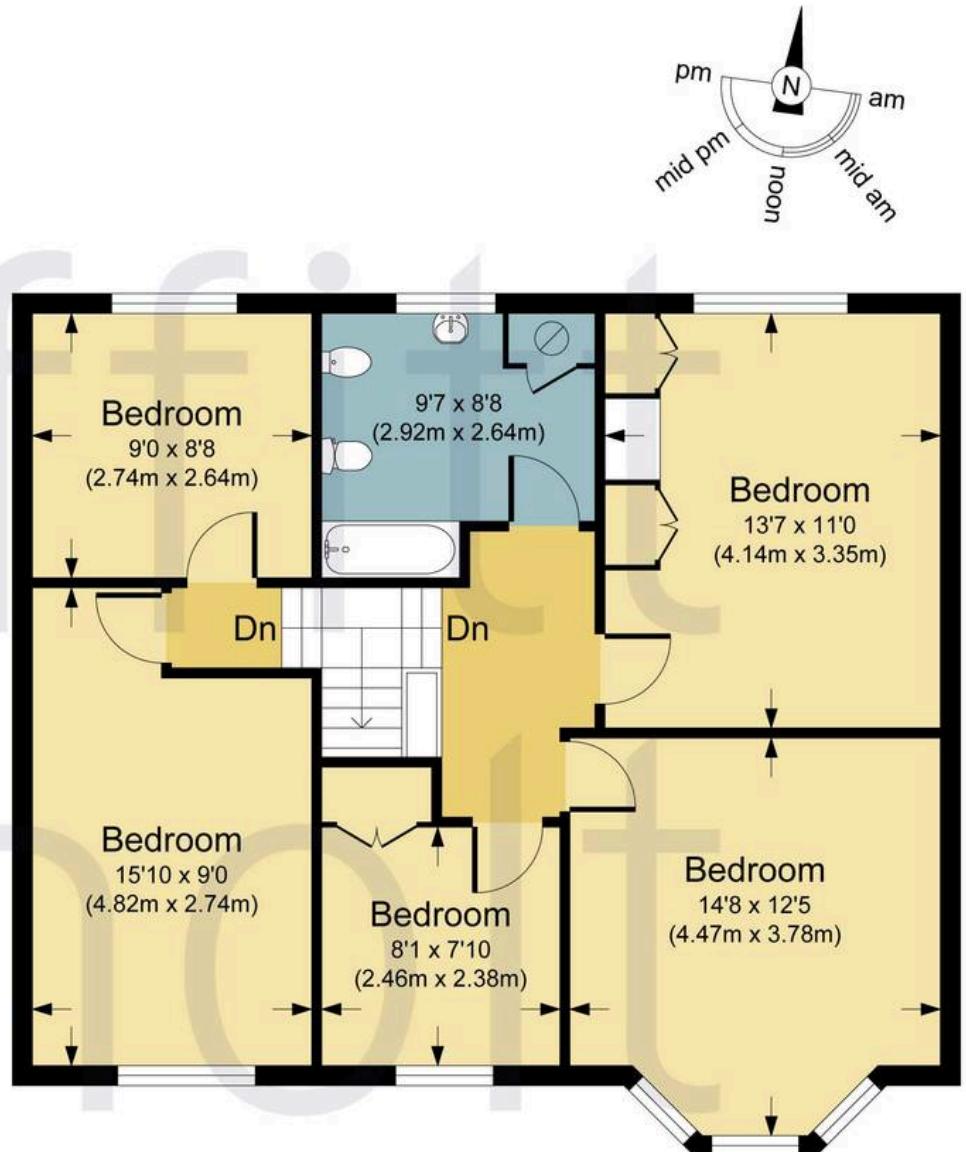
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

### Fixtures and Fittings

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







GALLOWS HILL LANE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1500.70 SQ FT / 139.42 SQ M. INC. GARAGE  
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## Proffitt & Holt

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