



Belham Road, Kings Langley

Offers Over **£750,000**

proffitt
& holt





Belham Road

Kings Langley

A substantial and beautifully presented family home situated in the heart of Kings Langley, offering approximately 2,236 sq. ft. of versatile living accommodation arranged over three thoughtfully designed floors.

Occupying a highly sought-after position within this desirable village, the property combines generous room proportions, flexible living space and an abundance of natural light throughout, making it ideally suited to modern family living.

The property is entered via a welcoming hallway which leads through to a spacious reception room, providing an excellent space for both entertaining and everyday family life. Large bay windows enhance the room, creating a bright and elegant setting while adding character to the home.

With its flexible layout, spacious accommodation and prime village location, the property provides exceptional family living with scope for a home office, guest accommodation or multi-generational living.

The property is currently being marketed by leading Kings Langley estate agents, Proffitt and Holt, and represents a rare opportunity to acquire a substantial home within one of Hertfordshire's most desirable and well-connected villages, close to local amenities, well-regarded schools, green spaces and excellent transport links.





Belham Road

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. Regent Close is located in a great position in the village in a quiet cul-de-sac off Rectory Lane. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five Bedrooms
- Semi Detached Family Home
- Highly Sought After 'West Side' of Village
- Close to Highly Regarded Local Schooling





General Information

Services

For broadband and mobile speeds see:

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

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.









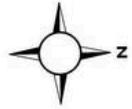
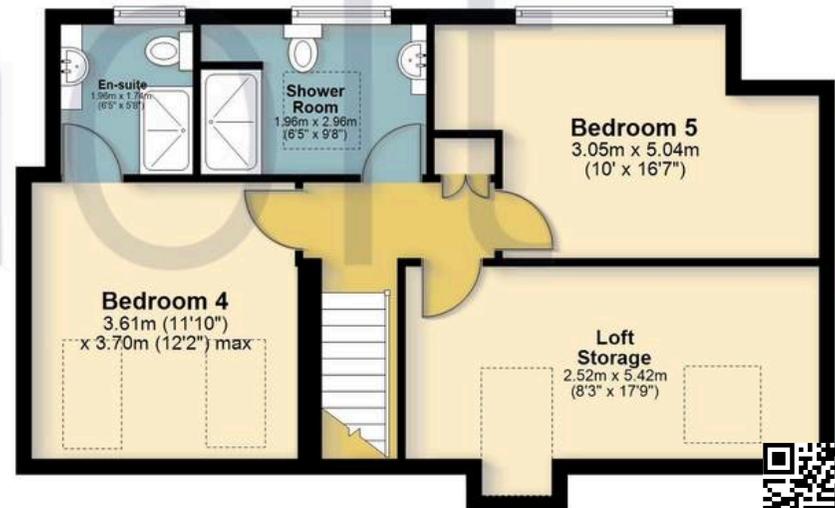
First Floor

Approx. 67.1 sq. metres (721.8 sq. feet)



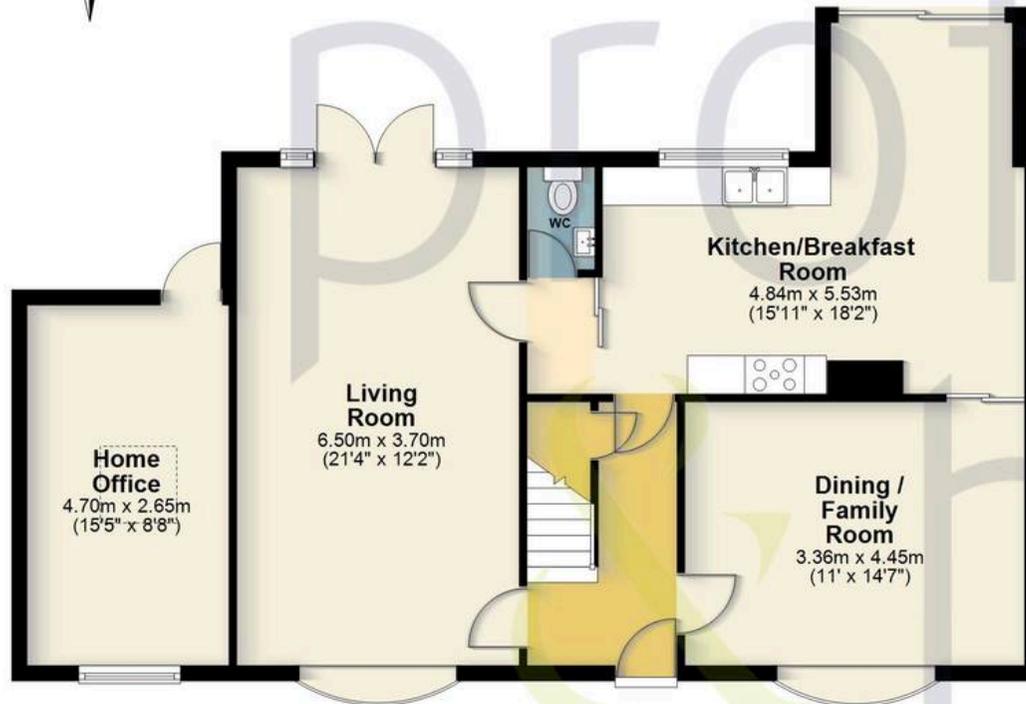
Second Floor

Approx. 57.0 sq. metres (613.6 sq. feet)



Ground Floor

Approx. 84.6 sq. metres (911.0 sq. feet)



Total area: approx. 208.7 sq. metres (2246.5 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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