



The Orchard, Kings Langley

Guide Price £425,000

proffitt
& holt





The Orchard

Kings Langley

Proffitt and Holt are delighted to offer to the market this unique opportunity to purchase this three bedroom, freehold family home located in the centre of Kings Langley (on the High Street) and within walking distance to all the local amenities as well as Kings Langley station.

Located in a quiet cul-de-sac and also boasting its own garage, the accommodation comprises sitting/dining room, conservatory, kitchen, downstairs WC and upstairs there are three well proportioned bedrooms and family bathroom.

The main garden is approached via the rear and is low maintenance and mainly laid to lawn. In addition, there is a small enclosed courtyard to the front (facing the High Street) also with gated access.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





The Orchard

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 5 and 4 miles drive respectively. For the commuter Kings Langley mainline station provides a service to London (Euston approx 30 mins) and Junction 20 of the M25 is approximately 1 mile distant.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located on The High Street
- Kings Langley Village
- Excellent Potential to Improve/Update
- Walking Distance to Station
- Conservatory
- Downstairs WC





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.

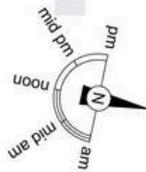
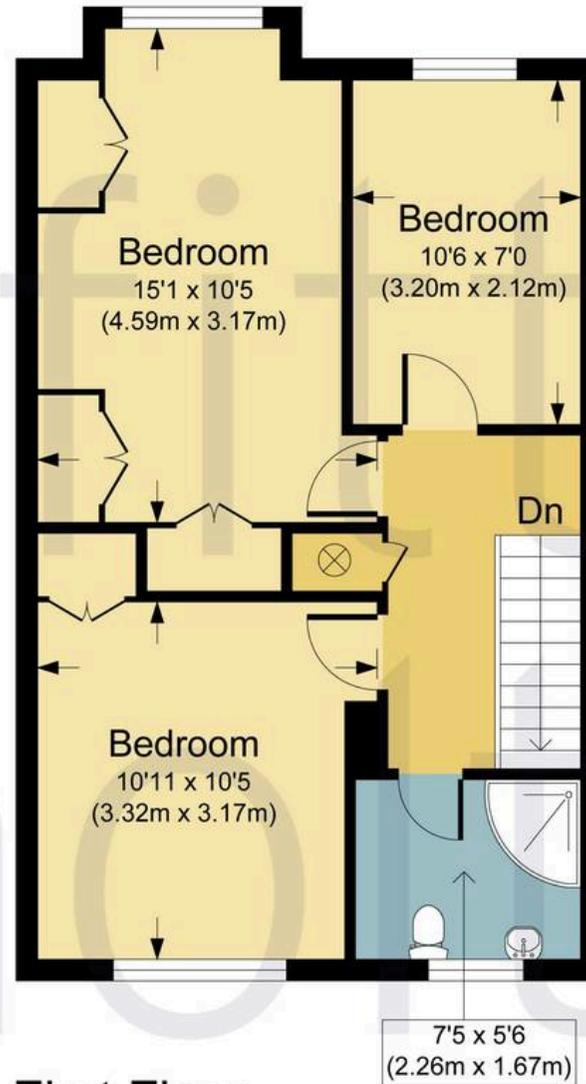
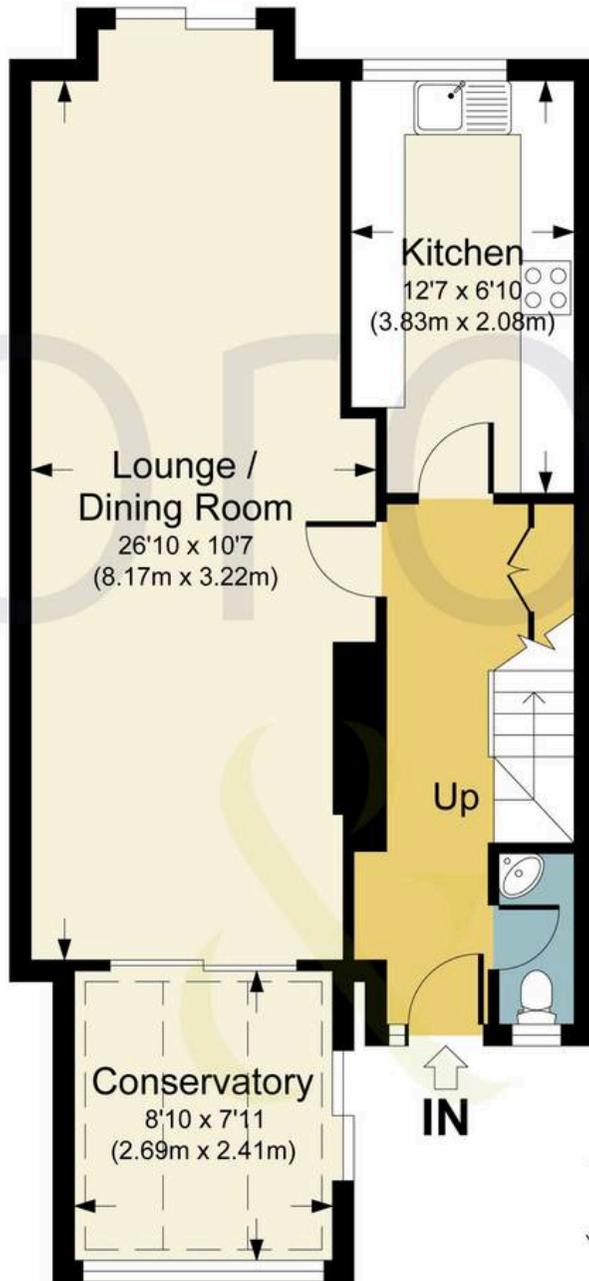
Fixtures and fittings

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

For broadband and mobile speeds see;

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





Ground Floor

First Floor

THE ORCHARD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 992.21 SQ FT / 92.18 SQ M.

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Proffitt & Holt

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