



Tooveys Mill Close, Kings Langley

In Excess of £575,000

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& holt





## Tooveys Mill Close

Kings Langley

This extended three bedroom family home is presented to an extremely high standard and is stylish throughout with the bonus of ample off street parking and being located within walking distance to the village High Street and local amenities.

The ground floor comprises of an entrance porch with a convenient downstairs WC leading into a fabulous open-plan sitting room/dining area/kitchen. The sitting room has a large window overlooking the front aspect and a stylish open gas fireplace, giving a cosy feel and central focus to this welcoming room. There is a separate dining area with space for table and chairs flowing naturally to the kitchen. The understairs storage cupboard is currently used as a washing/utility space. The modern kitchen, which is bright and contemporary is fitted with a range of wall and base units with built-in appliances and doors leading out to the rear garden.

On the first floor are three good size bedrooms, one with built-in wardrobes and all are served by the spacious family bathroom.

Outside there is convenient off street parking to the front and a single garage en-bloc. The rear garden is enclosed by high fencing and is laid to Astroturf with a wooden storage shed and a paved patio; an ideal space for outside entertaining.





## Tooveys Mill Close

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. 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. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and the M25 is accessed at Junction 20 and provides access to the general motorway network and airports.

- A spacious and extended family home
- Three good size bedrooms
- NO UPPER CHAIN
- Open-plan sitting room/dining area/kitchen
- Stylish built-in open gas fire
- Off street parking to the front & single garage en-bloc
- Walking distance to Kings Langley High Street





## General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: E

Tenure: Freehold

## 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:

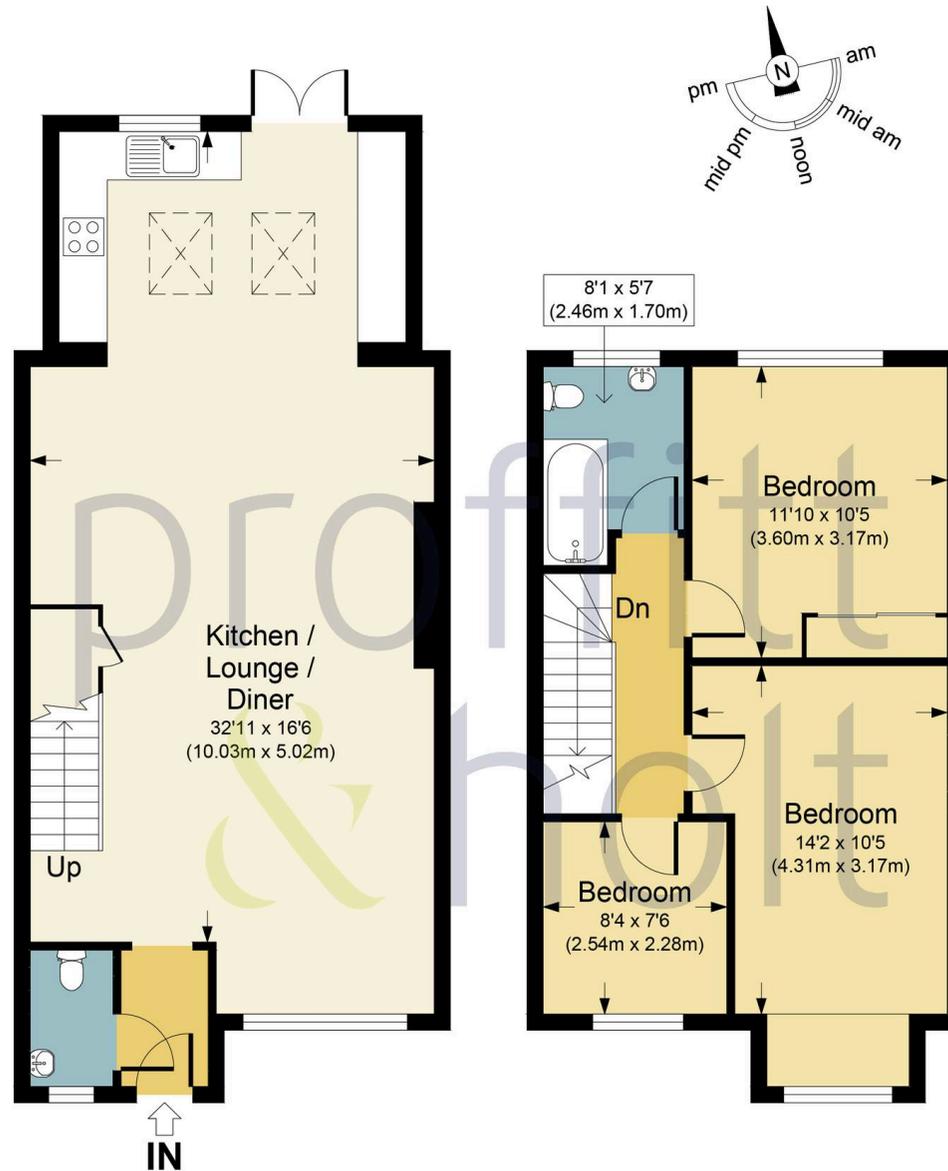
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

## Fixtures and Fittings

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







Ground Floor

First Floor

**TOOVEYS MILL CLOSE, WD4**

APPROX. GROSS INTERNAL FLOOR AREA 1039.04 SQ FT / 96.53 SQ M.

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## Proffitt & Holt

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