



5 Abbey Drive, Abbots Langley
£449,500

proffitt
& holt





Abbey Drive

Abbots Langley

Proffitt and Holt are delighted to introduce this beautifully presented two-bedroom house, offering a superb blend of contemporary style and practical living in a highly sought-after location bordering Leavesden Country Park.

The accommodation itself is spacious and bright, with every detail finished to a high specification throughout. Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living space, tastefully decorated in modern tones to create an inviting atmosphere, complete with media wall and feature fire. From here, you are taken out to a large conservatory. The stylish and well-appointed kitchen boasts high-quality fittings and ample storage. The ground floor also benefits from a convenient guest WC. Upstairs, you will find two generous bedrooms, with the Master room boasting fitted storage and a media wall. Both rooms are serviced by a contemporary refitted bathroom featuring elegant fixtures and a luxurious walk-in double shower.

The current owners have ensured that every aspect of this property is immaculately maintained, allowing you to move straight in and enjoy the comfortable surroundings. A standout feature of this home is the low maintenance fully landscaped garden, which boasts a comfortable patio area. Additionally, there is a high quality artificial lawn and a versatile garden room, currently being used as a home office. A gate at the rear gives access round to the front of the house, where there is allocated parking for 2 cars. The property's location is another key advantage; this modern and well-kept development sits alongside the tranquil open spaces of Leavesden Country Park, which boasts a café, play area and hosts a weekly parkrun.

With its combination of high-end finishes, thoughtful design and prime position, this house presents an exceptional opportunity for first-time buyers, professionals or anyone seeking a stylish and low-maintenance home in a vibrant area.





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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 approximately three miles drive.

For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately two miles distance.

- High Specification Fittings
- Tastefully Decorated Throughout
- Contemporary Refitted Bathroom
- Guest W/C
- Garden Office
- 2 Parking Spaces
- Low Maintenance Landscaped Rear Garden
- Bordering Leavesden Country Park





General Information

EPC - Energy Efficiency Rating: C

EPC - Environmental Impact Rating: C

Council Tax Band: D

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:

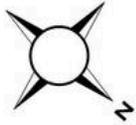
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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

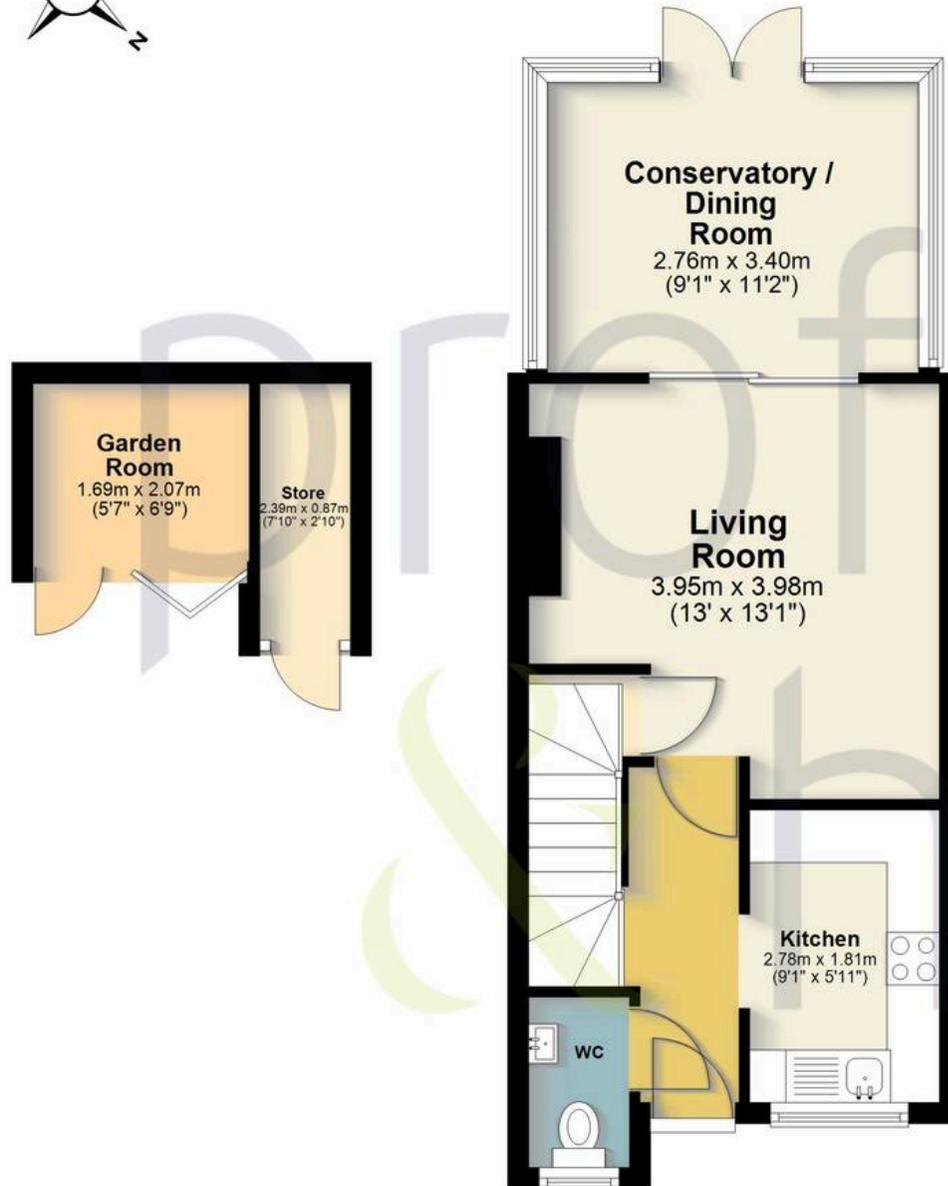






Ground Floor

Approx. 41.3 sq. metres (444.6 sq. feet)
(excluding WC)



First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



Total area: approx. 68.4 sq. metres (736.5 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 -
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Plan produced using PlanUp.





Proffitt & Holt

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