



Langley Lane, Abbots Langley

Guide Price £699,950

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& holt





Langley Lane

Abbots Langley

Having been beautifully renovated to an exceptional standard, this outstanding three-bedroom semi-detached family home perfectly combines contemporary style with practical family living. Boasting a substantial ground floor extension, high-specification finishes and a fantastic west-facing rear garden.

The heart of the property is the impressive open-plan kitchen, living and dining space, flooded with natural light from a striking ceiling lantern and full-width sliding doors that seamlessly connect the indoors with the beautifully landscaped garden. The bespoke kitchen has been finished to a high specification and features premium integrated appliances, sleek cabinetry and a luxurious central island, creating the perfect space for both everyday family life and entertaining.

The versatile ground floor continues to impress with a separate playroom, ideal for growing families, alongside a dedicated study for those working from home, a practical utility room and a family bathroom.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary second bathroom, all finished to the same high standard found throughout the home.

Externally, the generous 100ft west-facing rear garden enjoys sunshine well into the evening and provides a wonderful setting for outdoor entertaining, children's play or simply relaxing. A superb garden room with its own toilet and full power offers excellent flexibility, making it ideal as a home office, gym, studio or entertaining space.

With further potential to extend, subject to the necessary planning permissions, this exceptional home also offers exciting scope for future growth, ensuring it can continue to meet the needs of a growing family for years to come.



Langley Lane

Abbots Langley

Abbots Langley has a number of local shops catering for most daily requirements whilst for a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within approximately 3 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 2 miles distance.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended 3 Bedroom Semi-Detached Family Home
- Beautifully Renovated
- Expansive Open-Plan Kitchen/Living With Bi-Fold Doors And Ceiling Lantern
- High Spec Kitchen With Luxury Island
- Additional Playroom, Study And Utility Room
- 100Ft West Facing Rear Garden
- Garden Room With Toilet
- Further Potential To Extend - STPP
- 2 Bathrooms





General Information

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Tenure: Freehold

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.





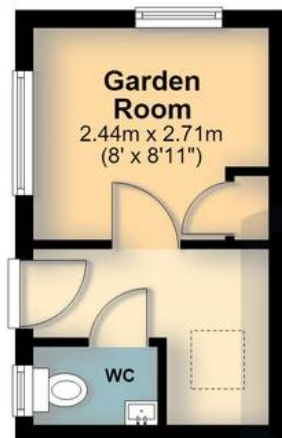






Ground Floor

Approx. 93.2 sq. metres (1003.4 sq. feet)
(excluding Sheltered Seating Area)



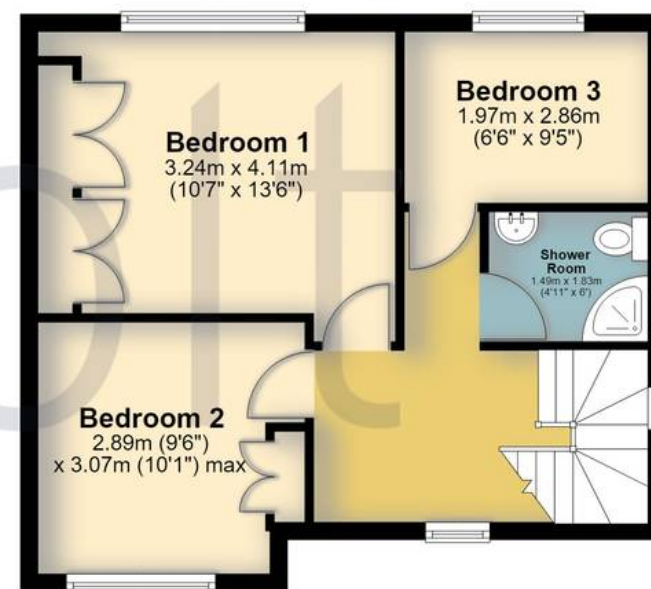
Sheltered Seating Area

3.96m x 2.71m
(13' x 8'11")



First Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



Total area: approx. 134.3 sq. metres (1445.1 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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