



Linnet Road, Abbots Langley
£425,000

proffitt
& holt





Linnet Road

Abbots Langley

Proffitt & Holt are delighted to present this charming 2-bedroom modern terraced house, located in a sought-after neighbourhood. This property boasts allocated parking, ensuring convenience for residents. The property is being offered to market with no upper chain.

Upon entrance this leads into the spacious lounge, perfect for both relaxation and social gatherings. There is staircase leading from the lounge to the first floor. The modern fitted kitchen is equipped with appliances and ample storage. There is space for a dining table and chairs. Patio doors lead on the patio and low maintenance garden area. Adjacent to the lounge is a convenient guest cloakroom.

Upstairs, you will find two well-appointed bedrooms and modern fitted shower room. The property is well presented throughout and has ample storage.

Situated in a prime village location, surrounded by local amenities, schools, and transport links, making it an ideal choice for first time buyer or downsizers. Contact the office for viewings.





Linnet Road

Abbots Langley

Getting into London could not be easier with Kings Langley mainline train station offering a 25-minute journey into London Euston. Junction 20 of the M25 is a drive of approximately two miles from the property. Abbots Langley boasts a number of village shops and restaurants with local schools and churches being at the centre of the community. The larger towns of both Watford and Hemel Hempstead are within a drive of approximately three miles, and both boast shopping & leisure centres, and numerous restaurants.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Two Bedroom Modern Terraced House
- Allocated Parking
- No Upper Chain
- Low Maintenance Garden
- Modern Fitted Kitchen
- Guest Cloakroom
- Spacious Lounge
- Ample Storage





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/>

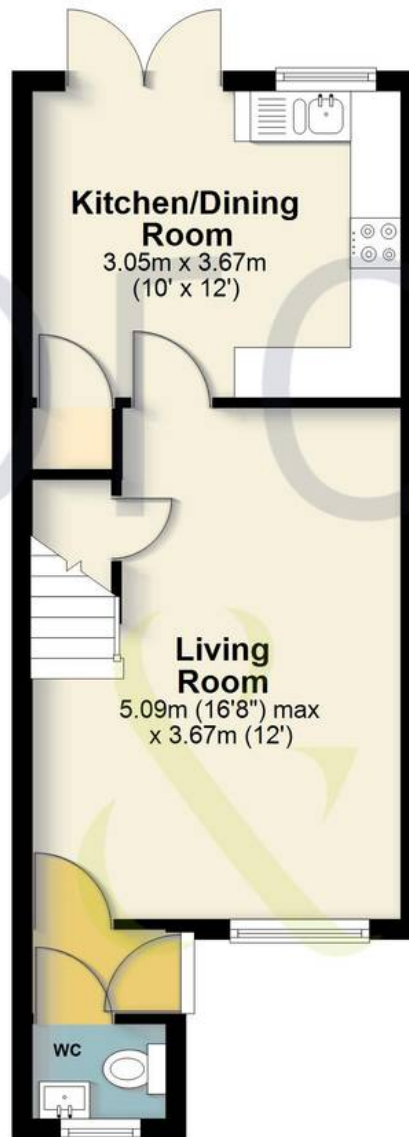






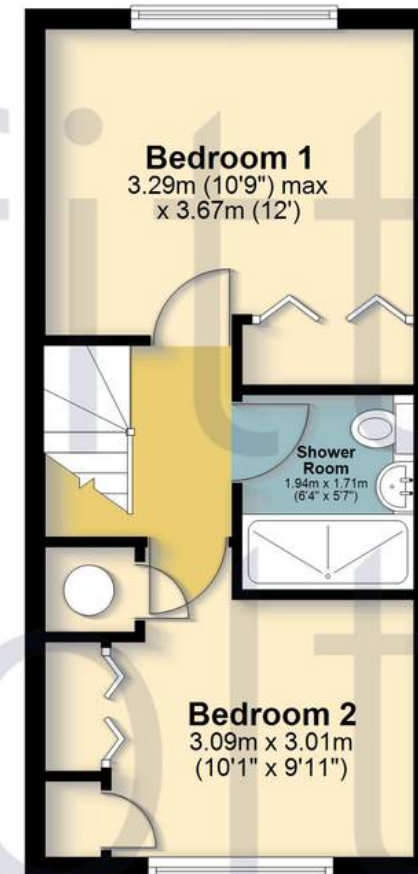
Ground Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 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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