



Magnolia Avenue, Abbots Langley
£575,000

proffitt
& holt





Magnolia Avenue

Abbots Langley

Situated within a popular cul-de-sac bordering the highly regarded Leavesden Country Park, this well-presented three-bedroom house offers spacious and versatile accommodation, together with off-street parking for two vehicles and a private rear garden.

The ground floor comprises two generous reception rooms, providing excellent flexibility for both family living and entertaining, along with a downstairs W/C and a well-appointed kitchen.

Upstairs, there are three well-proportioned bedrooms, with two benefiting from built-in wardrobes, as well as a family bathroom.

Externally, the property features off-street parking for two cars to the front, while the private rear garden provides a pleasant outdoor space.

Offered to the market with **no upper chain**, this property is ideally suited to families and buyers looking for a well-maintained home in a quiet residential setting, while being conveniently positioned for the open spaces of Leavesden Country Park.





Magnolia Avenue

Abbots Langley

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 a drive of approximately three miles.

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

- No Upper Chain
- 2 Spacious Reception Rooms
- Off Street Parking For 2 Cars
- Popular Cul-De-Sac Bordering Leavesden Country Park
- Private Rear Garden
- Downstairs W/C
- 3 Bedrooms - 2 With Built-In Wardrobes
- Well Presented Throughout





General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact 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.

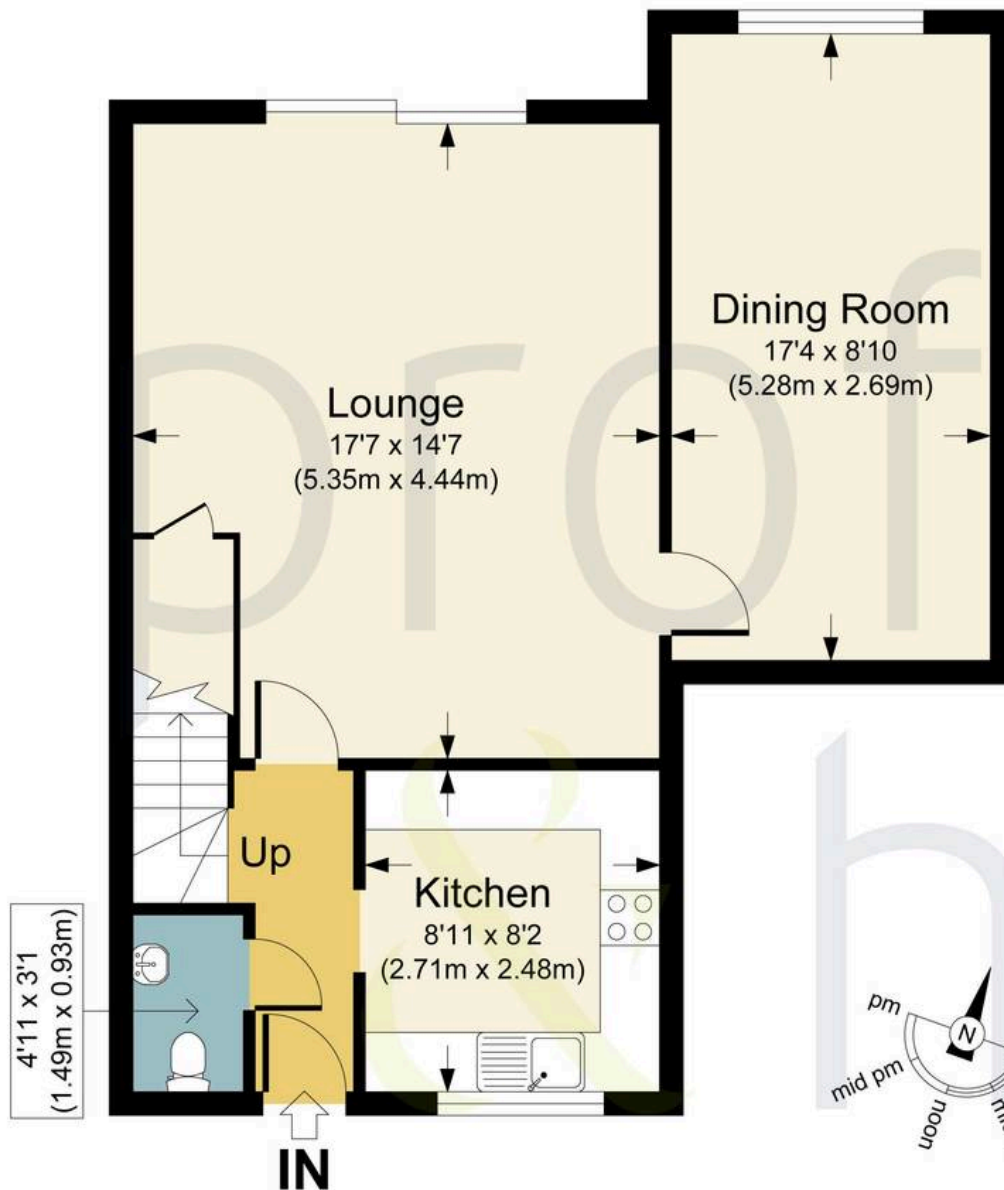
For broadband and mobile speeds see:

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

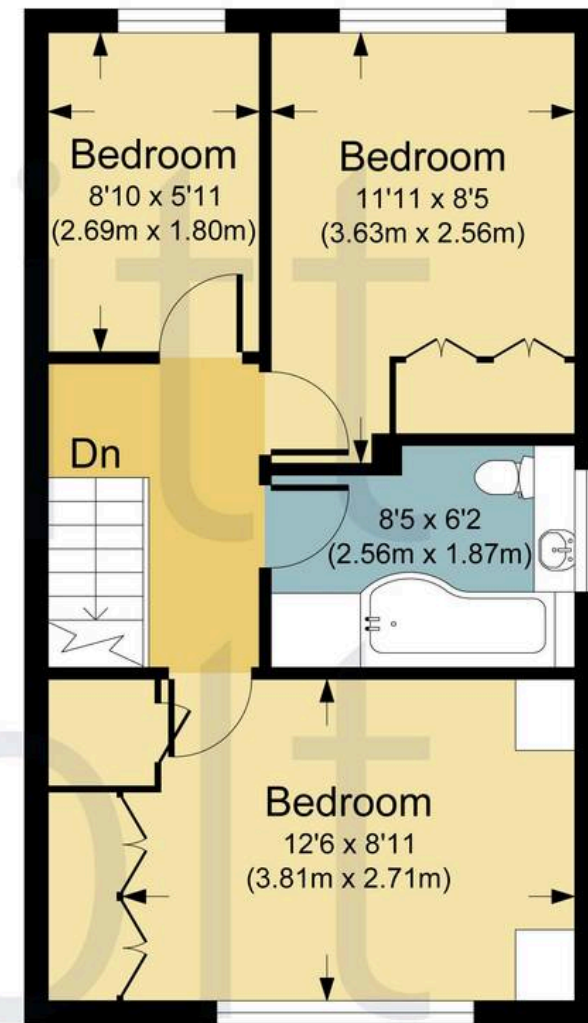
Fixtures and Fittings

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

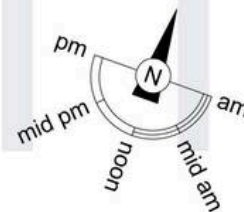




Ground Floor



First Floor



MAGNOLIA AVENUE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 937.75 SQ FT / 87.12 SQ M.
PHOTAL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2026.





Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

