



# Trowley Rise, Abbots Langley

In Excess of £850,000

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& holt





## Trowley Rise

Abbots Langley

We are delighted to introduce this beautifully presented four-bedroom detached family home, perfectly situated in the highly sought-after area of Abbots Langley and within close proximity to a host of nearby transport links, highly regarded schooling and Abbots Langley high street with all its local amenities.

The accommodation itself is spacious and thoughtfully designed, offering a wonderful blend of modern living and practical family comfort. As you step inside, you are welcomed by a bright and inviting entrance hall that sets the tone for the rest of the home. The ground floor boasts a stunning open plan kitchen and breakfast room, finished to a high specification with sleek cabinetry, integrated appliances, and ample space for dining and entertaining. A separate utility room provides additional convenience, while the downstairs WC is ideal for guests. The generous living room is flooded with natural light, creating a warm and relaxing environment for family gatherings or quiet evenings in. Upstairs, you will find four well-proportioned bedrooms, each immaculately presented and offering plenty of storage. The principal bedroom benefits from a luxurious en-suite bathroom, complete with contemporary fittings, while the second bedroom also enjoys its own private en-suite, making it perfect for guests or older children. The remaining two bedrooms are served by a stylish family bathroom, ensuring comfort and privacy for all members of the household. Throughout the property, attention to detail is evident, with high-quality finishes, tasteful décor, and thoughtful touches that make this house feel like a true home. Additional features include ample driveway parking, gas central heating, and double glazing throughout, ensuring year-round comfort and efficiency.

This impressive detached residence is ideal for families seeking a move-in ready home in a desirable location, with excellent access to local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate the space, quality, and lifestyle on offer.



## Trowley Rise

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 distance of approximately two miles.

- Four Bedrooms
- Detached Family Home
- Beautifully Presented Throughout
- Open Plan Kitchen/Breakfast Room
- Abbots Langley
- Three Bathrooms (Two En-Suites)
- Ample Driveway Parking
- High Specification
- Downstairs WC
- Utility





## General Information

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

## 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/>

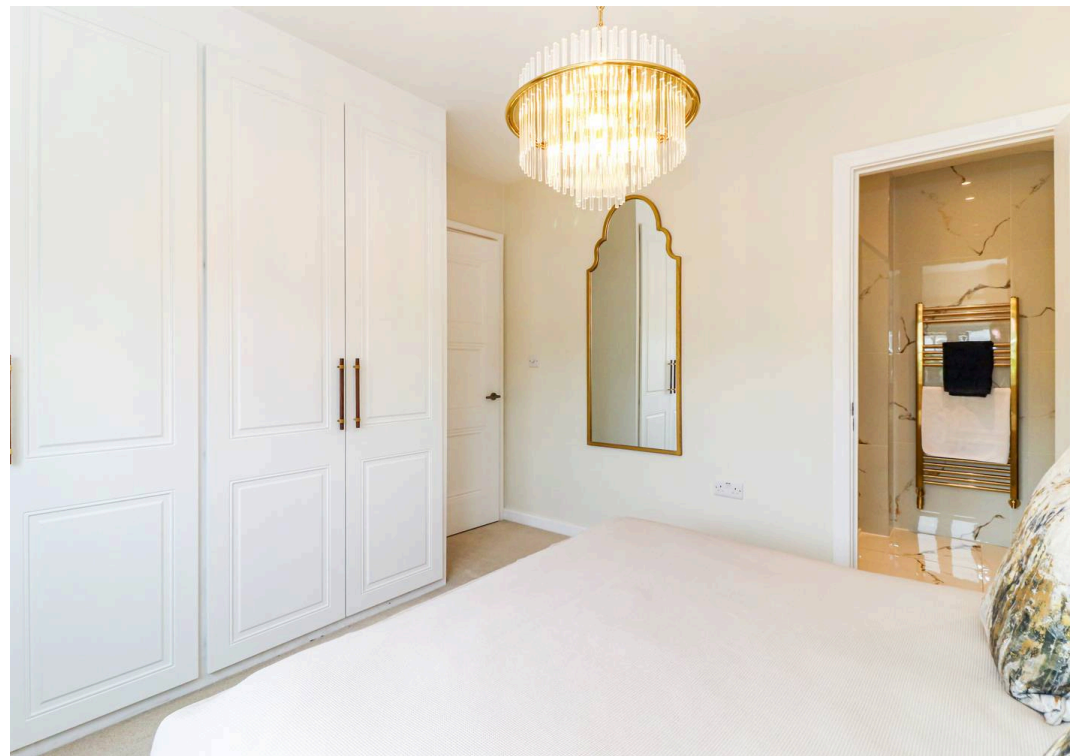
## Fixtures and Fittings

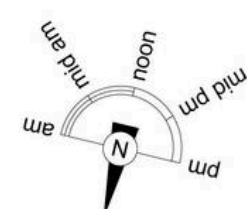
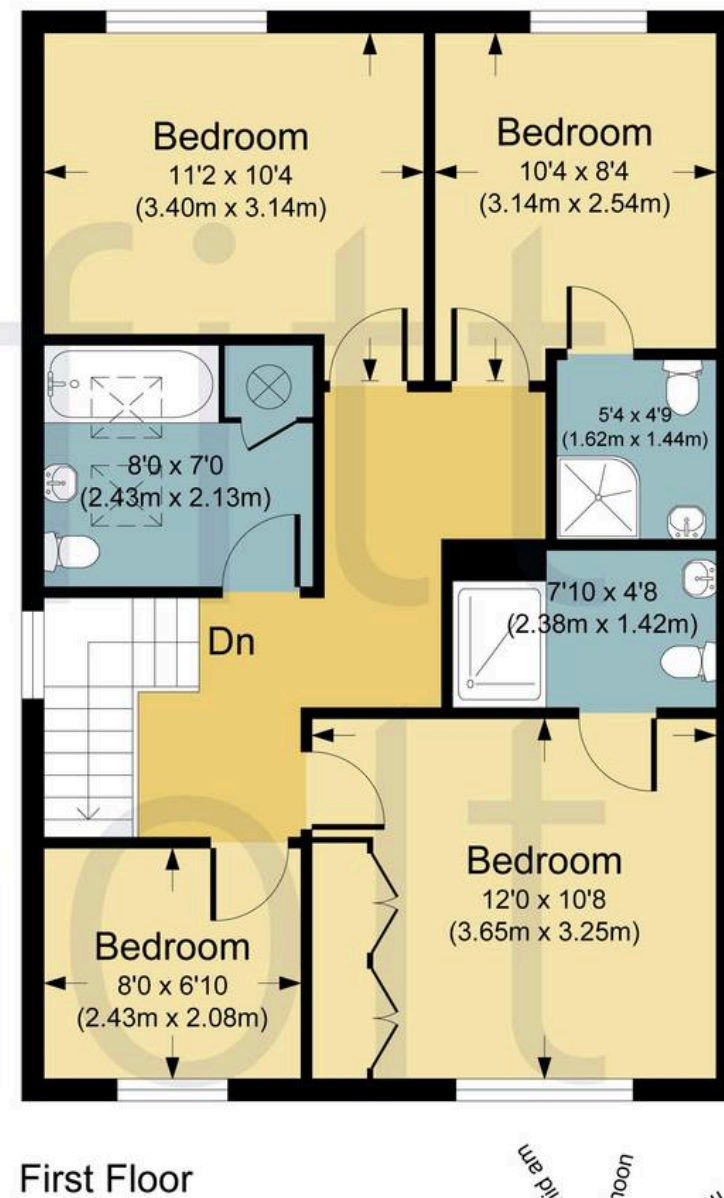
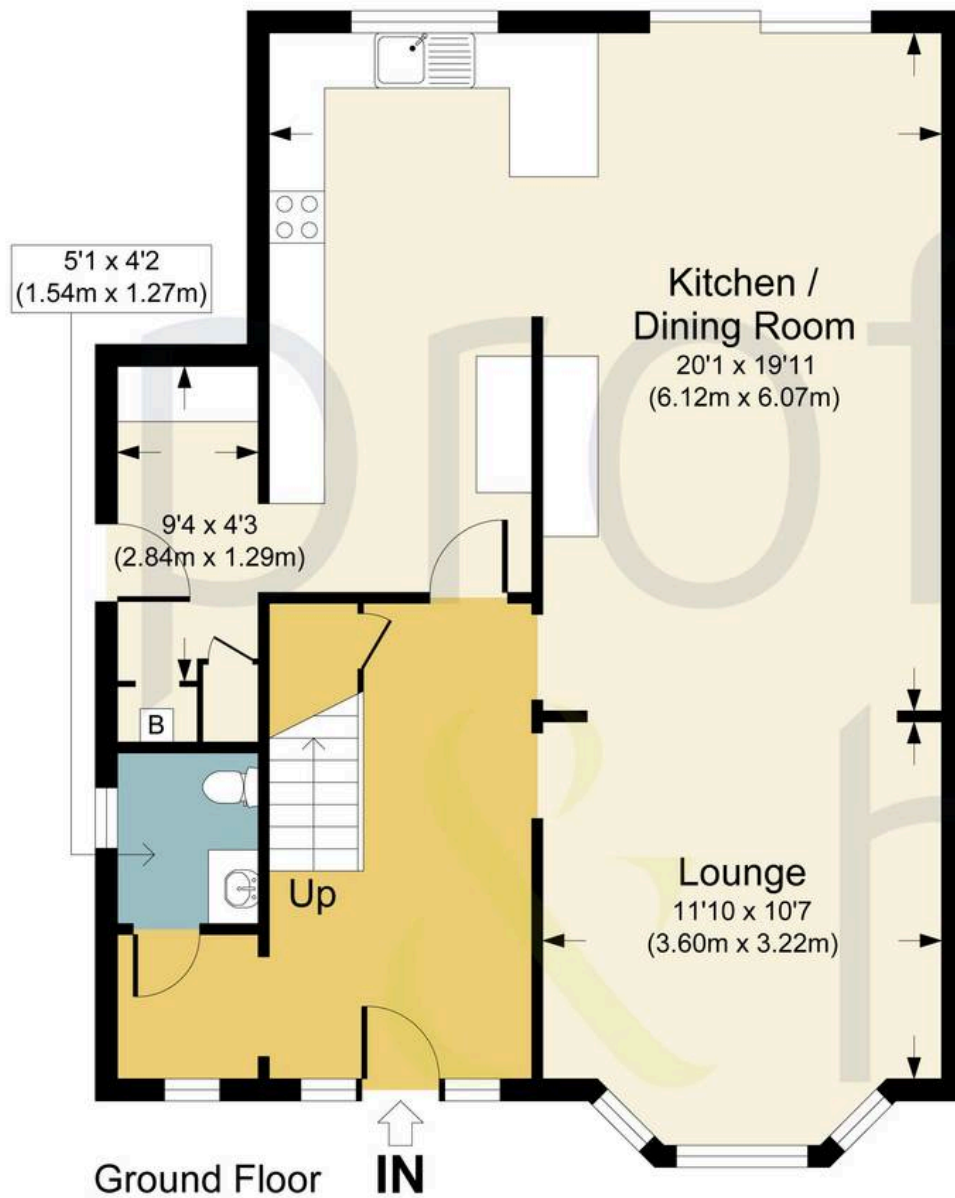
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











**TROWLEY RISE, WD5**

APPROX. GROSS INTERNAL FLOOR AREA 1341.39 SQ FT / 124.62 SQ M

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## Proffitt & Holt

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