

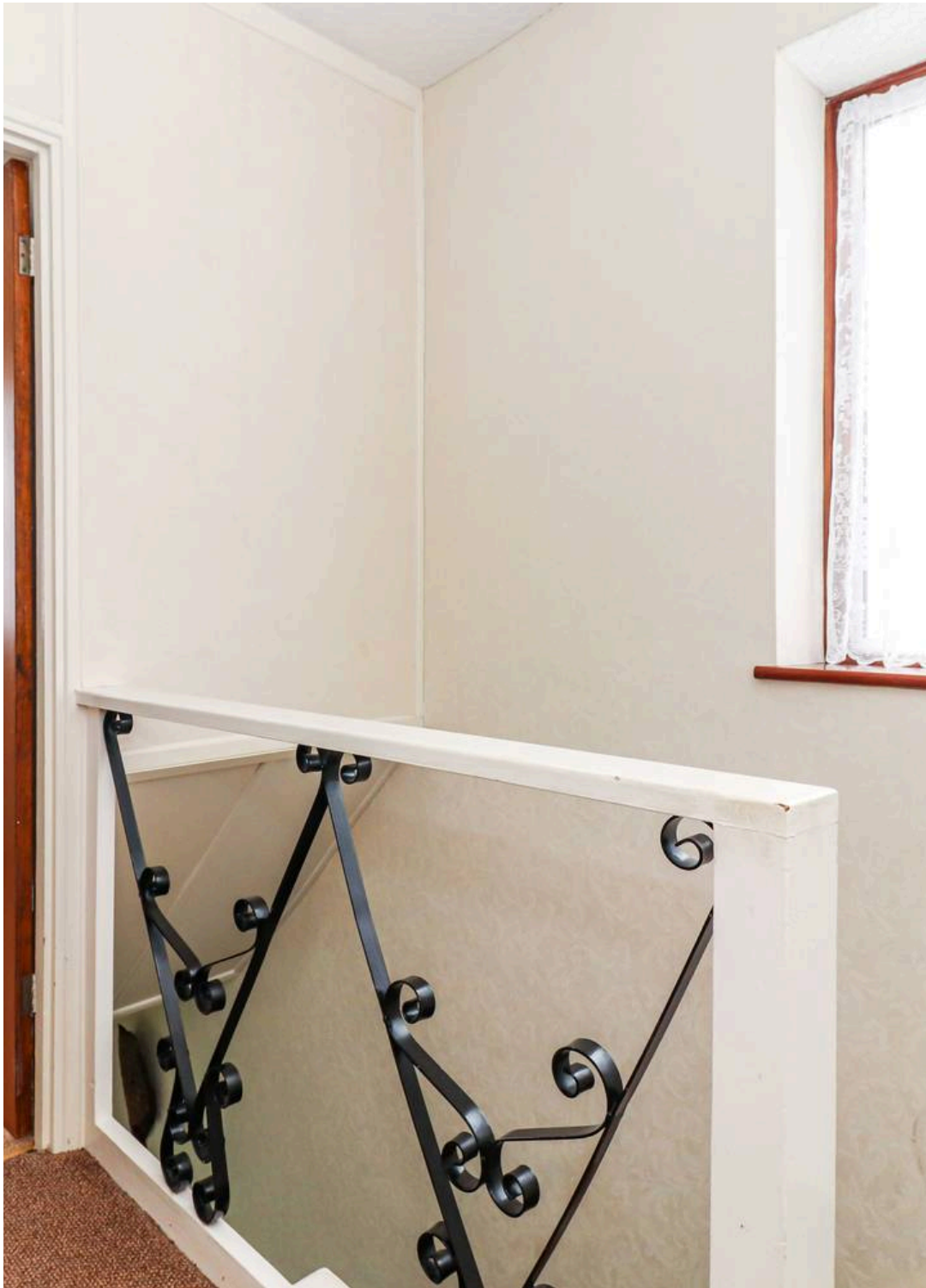


Broomfield Rise, Abbots Langley

In Excess of **£500,000**

proffitt
& holt





Broomfield Rise

Abbots Langley

Situated in a highly convenient location within easy walking distance of local shops, schools, and everyday amenities, this spacious three-bedroom semi-detached family home offers excellent living accommodation and outstanding potential for future extension (subject to the necessary planning permissions).

Offered to the market with **no upper chain**, the property is ideal for families, first-time buyers, or those seeking a home they can further enhance and personalise. The ground floor features a porch with entrance hall leads in to two well-proportioned reception rooms, providing flexible living and dining space, alongside a bright conservatory and kitchen, both overlooking the rear garden. A practical utility area, downstairs WC, and a useful brick-built store add to the home's everyday functionality.

Upstairs, there are three good-sized bedrooms and a family shower room, offering comfortable accommodation for a growing family.

Externally, the property boasts a generous rear garden, providing ample space for children to play, outdoor entertaining, or future expansion. To the front, a substantial driveway offers off-road parking for multiple vehicles.

Combining a sought-after location, generous plot size, and scope to extend and improve, this is a fantastic opportunity to acquire a family home with long-term potential.





Broomfield 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.

- 3 Bedroom Semi-Detached Family Home
- Short Walk To Local Shops And Schools
- Large Rear Garden
- Plenty of Potential To Extend (STPP)
- Driveway For Multiple Vehicles
- No Upper Chain
- Utility Space
- Downstairs WC
- Brick-Built Store
- 2 Reception Rooms
- Conservatory





General Information

EPC – Energy Efficiency Rating: E

EPC – Environmental Impact Rating: E

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:

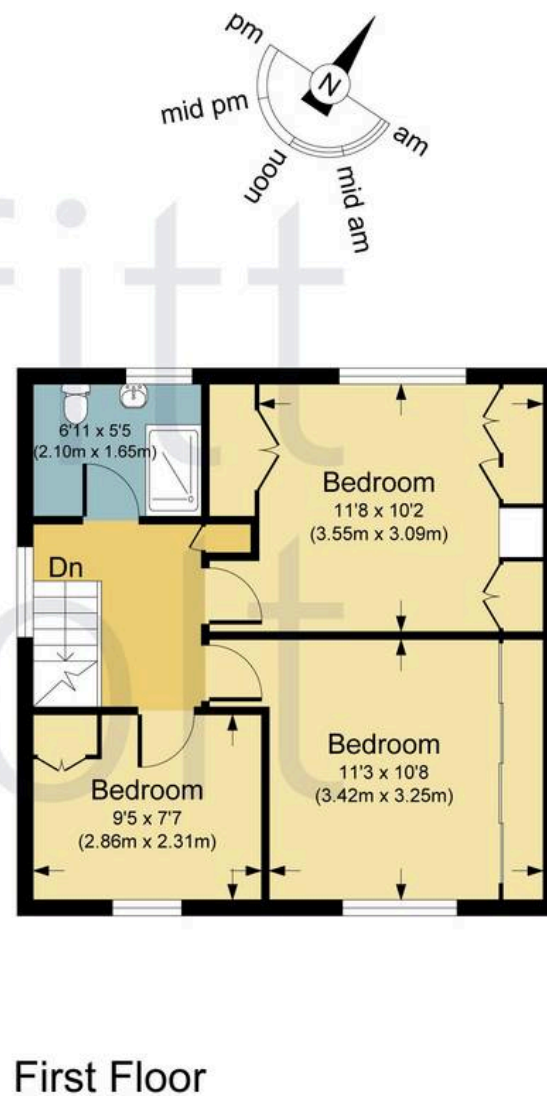
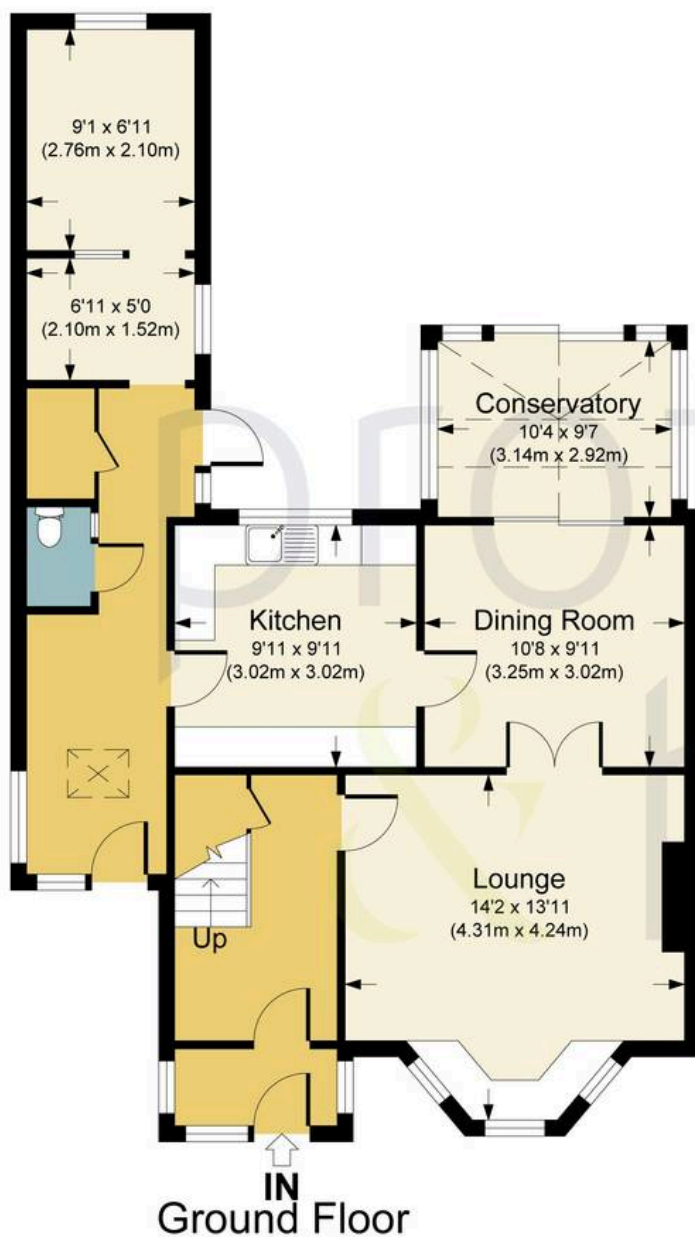
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







BROOMFIELD RISE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1225.47 SQ FT / 113.85 SQ M.

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