



Waterside, Kings Langley

Guide Price **£235,000**

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& holt





Waterside

Kings Langley

We are delighted to introduce this beautifully presented one bedroom first floor maisonette, offering an ideal opportunity for first-time buyers, investors or those looking to downsize.

The accommodation itself is spacious and thoughtfully laid out, with a welcoming entrance leading up to a bright and airy living room that enjoys plenty of natural light throughout the day. The property has been tastefully refurbished by the current owners, including a stylish re-fitted kitchen featuring modern cabinetry, integrated appliances and ample worktop space, making it perfect for those who love to cook or entertain. The double bedroom is generously sized, providing comfortable accommodation and excellent storage options, while the contemporary bathroom has also been re-fitted to a high standard, boasting sleek fixtures and a fresh, modern finish.

Further benefits include a long lease, low service charges and the added convenience of no upper chain, ensuring a smooth and straightforward purchase process for the new owners. The property is situated within easy walking distance of the charming village centre, with its array of local shops, cafes and amenities, as well as Kings Langley Station, offering excellent transport links for commuters.

This maisonette is immaculately presented throughout and offers a fantastic blend of comfort, style and practicality, making viewing highly recommended to fully appreciate all that is on offer.





Waterside

Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.



- One Bedroom First Floor Maisonette
- Own Garden
- Low Charges
- Long Lease
- No Upper Chain
- Well-Presented Throughout
- Re Fitted Kitchen and Bathroom
- Walking Distance to Village
- Close to Kings Langley Station





General Information

EPC - Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Council Tax Band: B

Tenure: Leasehold

Services

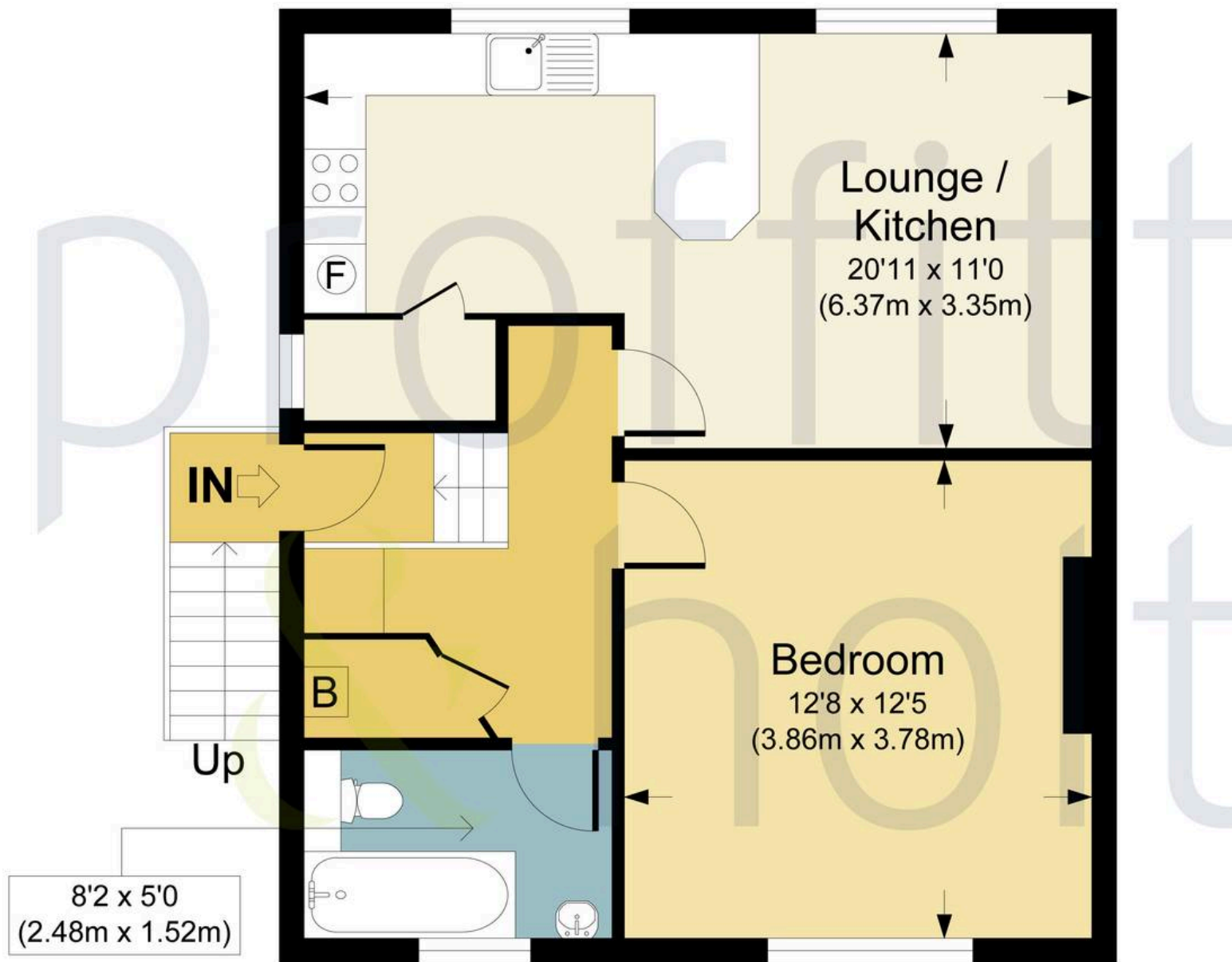
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

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.



First Floor

WATERSIDE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 501.16 SQ FT / 46.56 SQ M.

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14 High Street, Abbots Langley - WD5 0AR

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

