



Toms Lane, Kings Langley

In Excess of £800,000

proffitt
& holt





Toms Lane

Kings Langley

A spacious 4 double bedroom home on a sizeable plot on this popular road in the village of Kings Langley. Offering contemporary bright and airy open-plan living, which is perfectly suited for family life and entertaining.

The ground floor accommodation has been remodelled and refurbished throughout. You enter in to a welcoming entrance hall with storage cupboard and access to a comfortable home office. A doorway leads you to the rear of the house, where you enter in to the wonderful main kitchen and living space. This open-plan flowing space is well designed, with dedicated lounge and dining areas. The kitchen itself is fitted in a sleek and contemporary design, with large island and granite worktops. The high ceilings and and bi-fold doors give a lovely sense of space and light. Adjacent to this is a large conservatory with solid roof, which overlooks the garden. Additionally, there is a separate utility room and downstairs WC. To the first floor, there are four double bedrooms and a family bathroom. Three of the bedrooms are equally well proportioned, whilst the master bedroom benefits from an en-suite shower room and large linen cupboard. The fully tiled family bathroom has been tastefully fitted, and boasts a separate bath and shower cubicle.

Externally, the house excels. The South-facing rear garden, which benefits from beautiful views to the rear, is a well proportioned plot that offers plenty of potential to extend in to (STPP). It has been fully landscaped by the current owner to provide a wonderful and private space that is perfect for growing families, with lots of room for children to play and for entertaining. There are various decked and patio areas, a manicured lawn and a newly installed wooden gazebo with solid roof. Additionally, there is a brick built store room. A particularly wide side access leads to the front of the house, where there is ample parking for multiple vehicles and an EV charging point.





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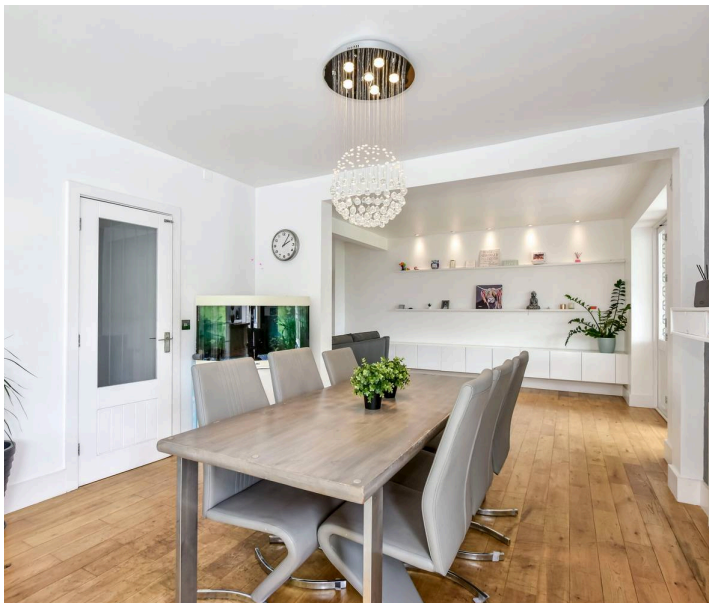
Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



- Spacious Semi-Detached Home
- Landscaped South-Facing Garden
- Lovely Views To The Rear
- Modern Open-Plan Living Space
- Utility Room Plus Downstairs WC
- Study
- Large Driveway
- En-Suite To Master Bedroom





For broadband and mobile speeds see:

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

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.

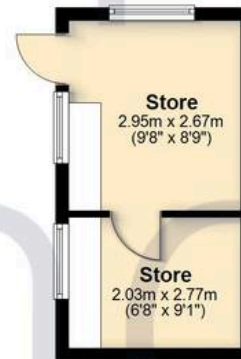
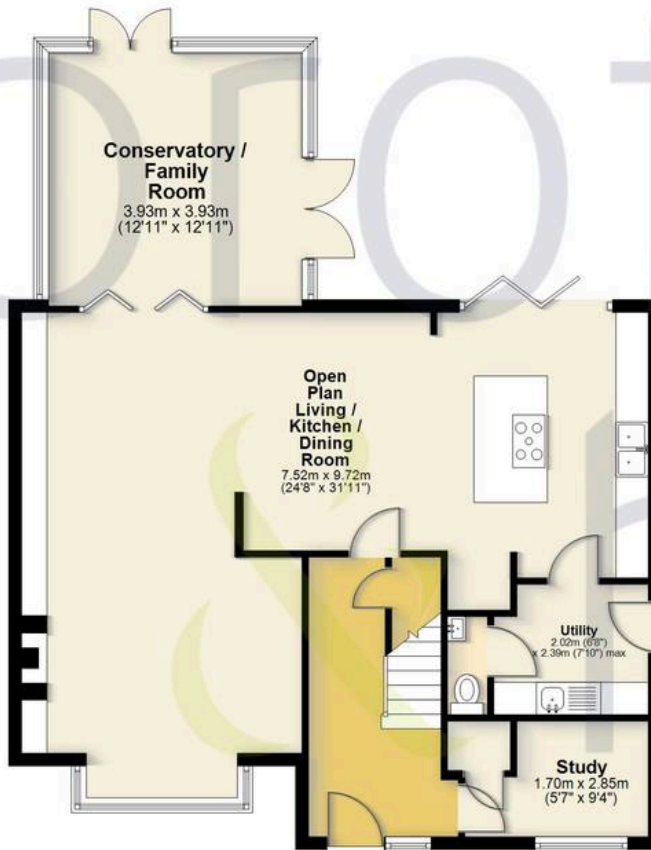
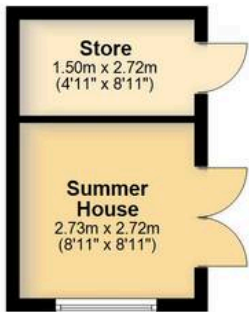








Ground Floor
Approx. 115.4 sq. metres (1242.3 sq. feet)



First Floor
Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 174.7 sq. metres (1880.0 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.





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