



The Crescent, Abbots Langley
£615,000

proffitt
& holt





The Crescent

Abbots Langley



A charming 1930's three bedroom semi-detached house, ideally situated in the heart of Abbots Langley, just moments from the bustling High Street. This immaculately presented property is offered to the market with no upper chain, providing a seamless opportunity for those seeking a swift move.

Upon entering, you are welcomed by a spacious and inviting hallway that sets the tone for the rest of the home. The ground floor offers a thoughtfully designed layout, featuring a bright and airy reception room that flows effortlessly into an open-plan kitchen breakfast room, perfect for both every-day family living and entertaining guests. The kitchen offers ample storage and workspace, while the adjoining breakfast area creates a sociable hub at the heart of the home and leads out to a large conservatory that overlooks the garden. For added convenience, the ground floor also boasts a modern refitted shower room, ideal for busy households or visiting guests, as well as a further reception room/bedroom and a functional utility room. Upstairs, you will find three well-proportioned bedrooms, each benefitting from plenty of natural light. The principal bedroom is particularly impressive, with generous proportions and attractive period features that echo the home's 1930's heritage. The first floor also features a second stylish refitted shower room.

The low maintenance rear garden is South-West facing and boasts a patio area that flows directly out from the house. Side access leads you to the front of the house where there is a large driveway providing off-street parking for multiple vehicles.

Viewing is highly recommended to fully appreciate the space, style and exceptional convenience this wonderful home has to offer.



The Crescent

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.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Upper Chain
- In the Heart of Abbots Langley – Just off the High Street
- 1930's Character
- Driveway for Multiple Vehicles
- 2x Refitted Shower Rooms – 1 On Ground Floor
- Open Plan Kitchen–Breakfast Room
- Utility Room
- South–West Facing Rear Garden





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.

For broadband and mobile speeds see:

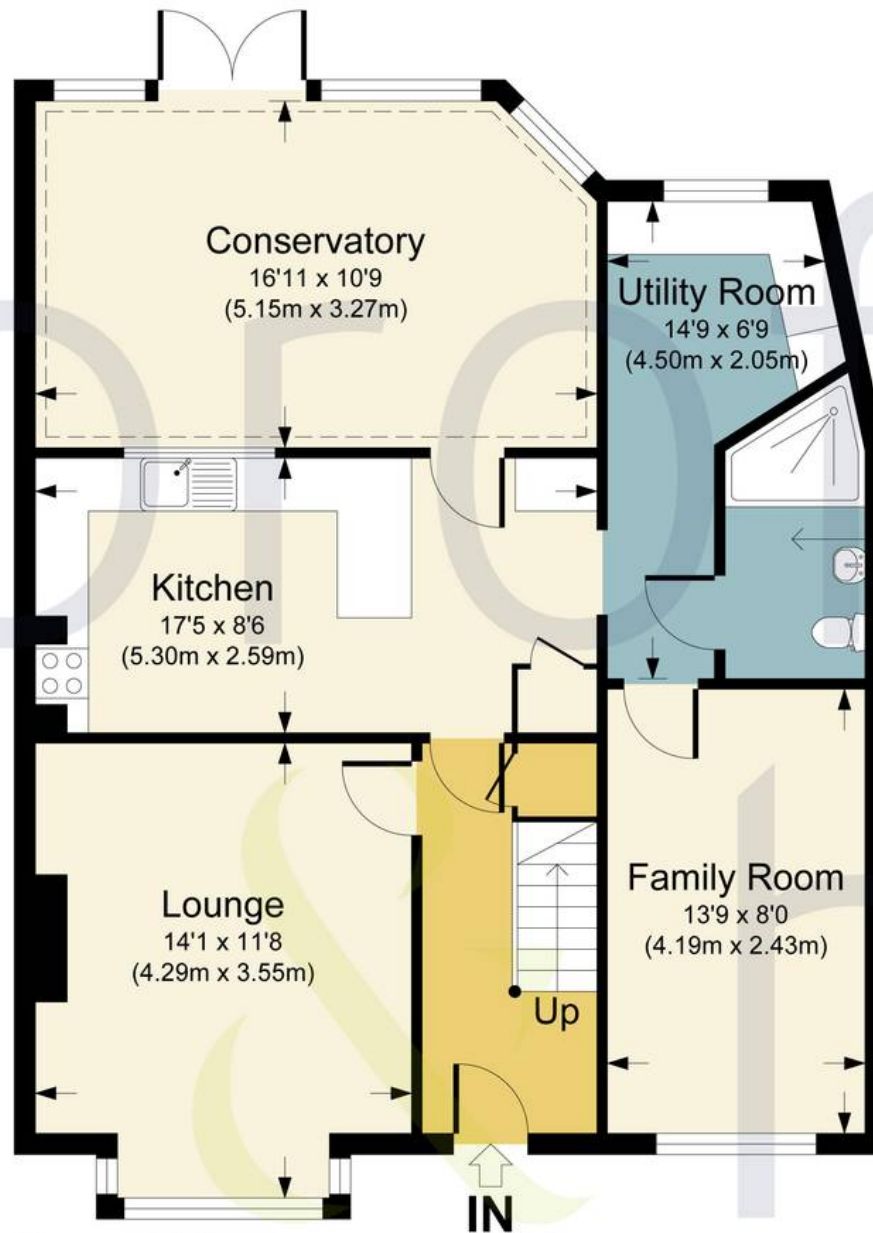
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

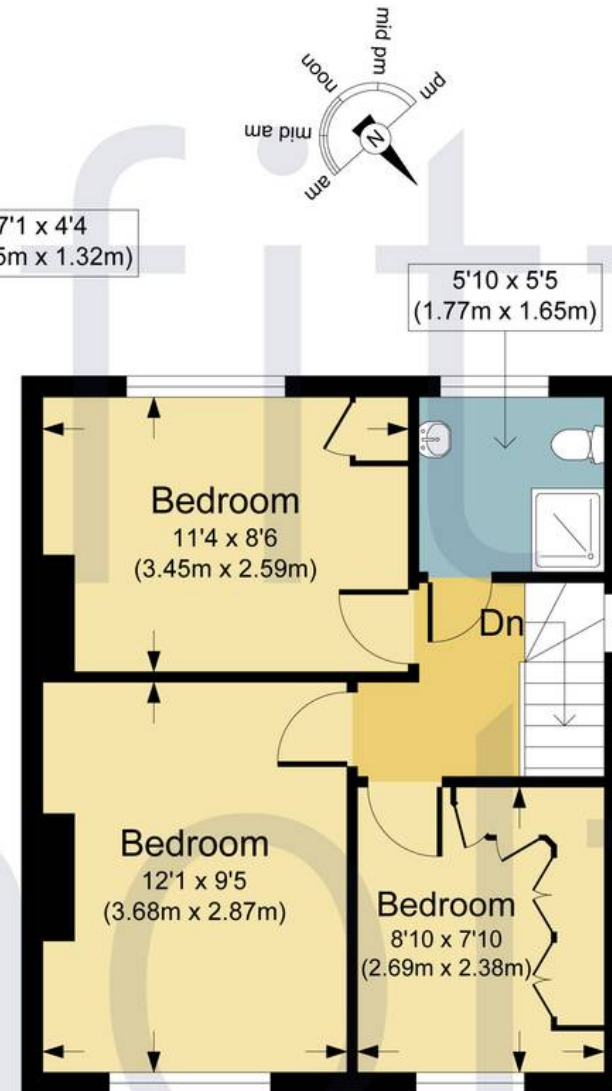
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor



First Floor

THE CRESCENT, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1160.45 SQ FT / 107.81 SQ M.

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