



Church Lane, Kings Langley

In Excess of £600,000

proffitt
& holt





Church Lane

Kings Langley



We are delighted to introduce this charming three bedroom end of terrace period property, ideally situated in the heart of Kings Langley.

The accommodation itself is set over three floors and is both spacious and thoughtfully arranged, offering three generously sized double bedrooms providing ample space for family living or those seeking extra room for a home office/guest accommodation. The property is immaculately presented throughout, blending classic period features with tasteful modern updates to create a welcoming and stylish home. As you enter, you are greeted by a warm and inviting hallway that leads through to the main living areas, each benefitting from abundant natural light and a well-considered layout that maximises both space and comfort. The kitchen is well-appointed and seamlessly connects to the rest of the ground floor, making it perfect for entertaining or every-day family life. Upstairs, the first floor boasts a beautifully re fitted and generous bathroom, offering a luxurious space to relax at the end of the day. All three bedrooms are spacious doubles, providing flexibility for growing families or those who enjoy hosting guests. The property also benefits from off street parking to the rear, a rare and highly sought after feature in this central location.

With Kings Langley High Street just a short stroll away, you have easy access to a wide range of local shops, cafes and amenities, while the proximity to the station ensures excellent transport links for commuters. This well presented home is perfect for buyers seeking a blend of period charm and modern convenience in a vibrant and sought after village setting. Viewing is highly recommended to fully appreciate all that this delightful property has to offer.



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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 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.



- Three Double Bedrooms
- Period Property
- Central Kings Langley
- Off Street Parking to the Rear
- Landscaped Rear Garden
- Generous and Re Fitted First Floor Bathroom
- Walking Distance to Kings Langley High Street
- Close Proximity to the Station
- Well Presented Throughout



General Information

EPC – Energy Efficiency Rating: D

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.







Ground Floor

Approx. 40.0 sq. metres (430.9 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Second Floor

Approx. 22.3 sq. metres (240.1 sq. feet)
(excluding Eaves)



Total area: approx. 102.2 sq. metres (1100.2 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.





Proffitt & Holt

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