



South Way, Abbots Langley

In Excess of £450,000

proffitt
& holt





South Way

Abbots Langley

Proffitt & Holt are delighted to bring to the market this three-bedroom semi-detached family home, offering an excellent opportunity for buyers looking to modernise, extend (subject to the usual planning permissions) and create a home tailored to their own tastes. Occupying a generous plot in a convenient location close to Leavesden Studios and Hunton Park, the property presents outstanding potential to add significant value. The ground floor comprises a welcoming entrance hall, a bright front-facing living room with an attractive bay window, a separate dining room with direct access to the rear garden, and a fitted kitchen. A covered side passage provides useful access from the front of the property through to the rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms, including two generous doubles and a good-sized single, together with a family bathroom.

Externally, the property benefits from a front garden, private driveway providing off-street parking, and a large, well-maintained rear garden offering excellent space for family life and significant scope to extend the property, subject to the necessary planning consents.

Requiring modernisation throughout, this is an exceptional opportunity for buyers looking to add value and put their own stamp on a home in a sought-after location. With excellent potential, generous gardens and easy access to local amenities, schools, transport links, Leavesden Studios and Hunton Park, this is a property not to be missed.





South Way

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.

Council Tax band: D

Tenure: Freehold

- Excellent Location
- Large Rear Garden
- Three Bedroom Semi Detached House
- Excellent Modernisation Opportunity
- Scope to Extend [stpp]
- Private Driveway
- Separate Dining Room





General Information

EPC – Energy Efficiency Rating: tbc

EPC – Environmental Impact Rating: tbc

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:

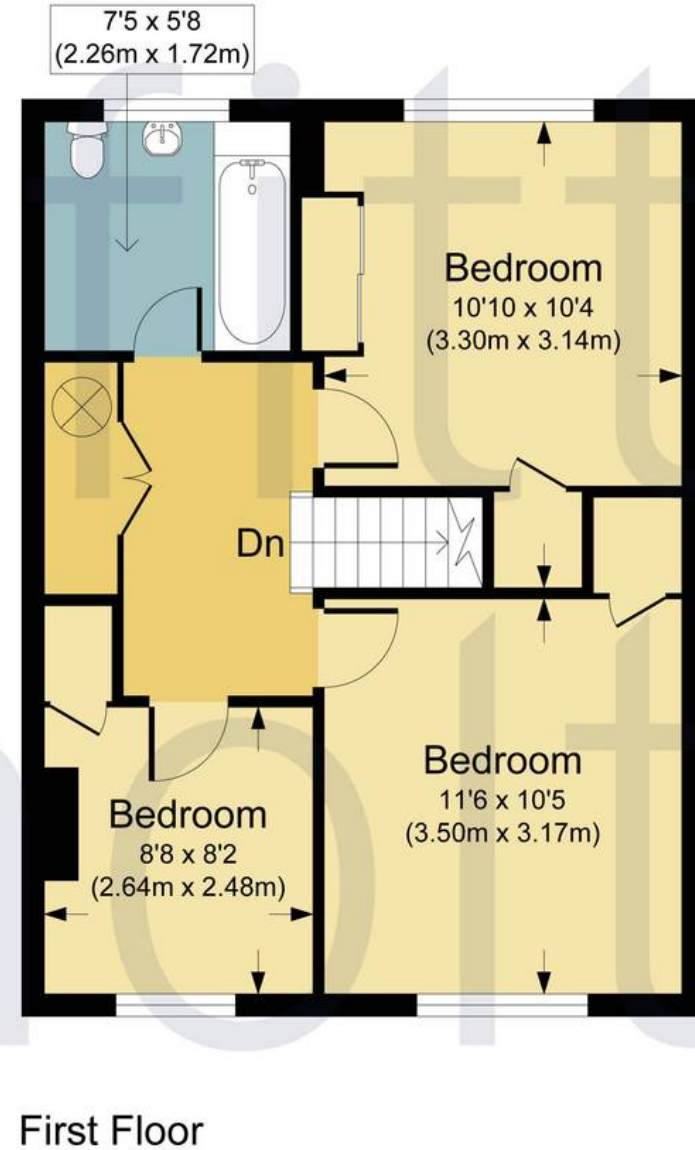
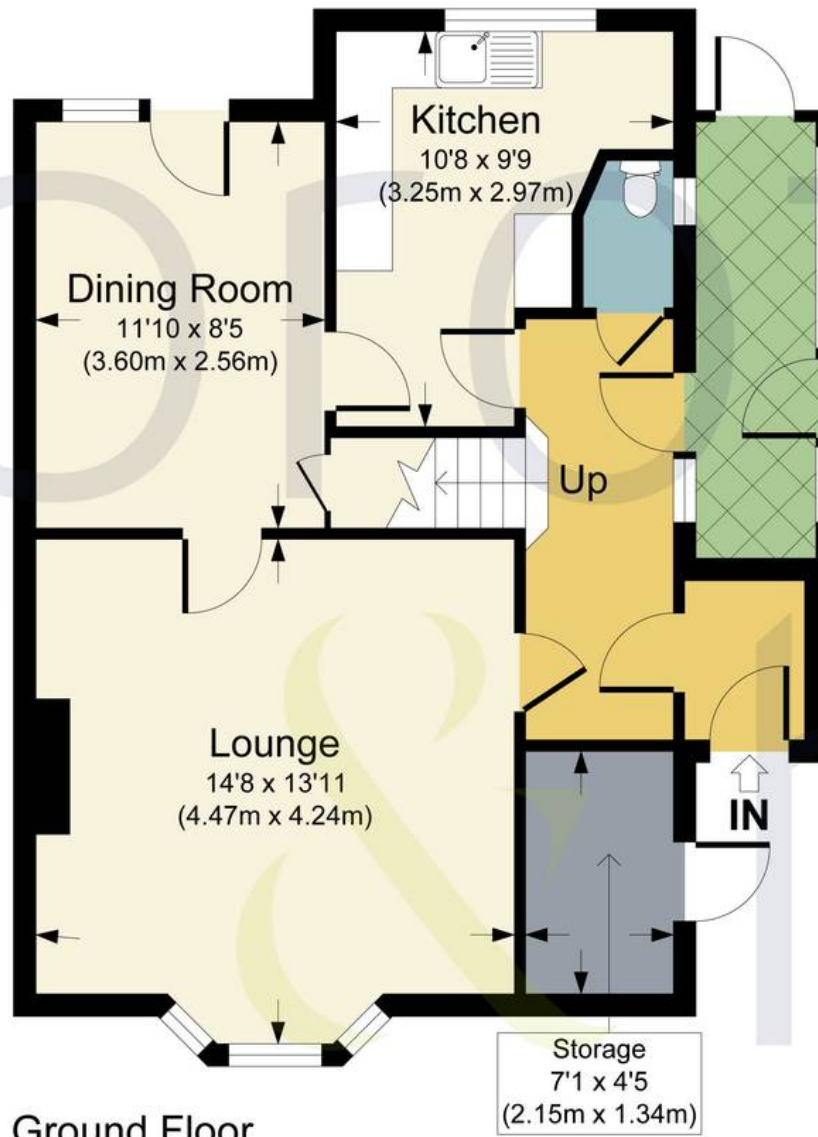
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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







SOUTH WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 990.38 SQ FT / 92.01 SQ M INC. STORAGE

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