



Upper Highway, Abbots Langley

In Excess of £475,000

proffitt
& holt





Upper Highway

Abbots Langley



Proffitt & Holt are delighted to offer this well-presented three-bedroom semi-detached family home, finished to a contemporary standard throughout and offering well-balanced accommodation ideal for modern family living.

The property is set behind a walled front garden with patio, with a pathway leading to the front door. Upon entering, the entrance hall provides access to both the ground and first floors. To the front of the property is a bright and welcoming living room featuring a bay window, while to the rear is a modern kitchen/dining room overlooking the garden, with French doors opening directly onto the decked seating area, creating an excellent space for both everyday living and entertaining. A useful downstairs cloakroom is conveniently positioned beneath the stairs.

The rear garden is beautifully maintained and benefits from side access. It features a decked seating area, a separate patio, a generous lawn and a substantial timber outbuilding, offering excellent storage or potential for a home office, gym or hobby room.

The first-floor landing leads to three well-proportioned bedrooms and a contemporary family shower room.

Further benefits include the installation of solar panels, adding to the home's overall efficiency. A stylish, well-kept property that is ready to move straight into and ideally suited to a wide range of buyers, particularly growing families. Sold with no upper chain.



Upper Highway

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 both the M25 at Junction 20 and M1 at Junction 6 are approximately 2 miles drive for easy commute into London or the north of England.

- Three-bedrooms
- Semi-detached family home
- Contemporary throughout
- Modern kitchen/dining room
- Bay-fronted living room
- Large timber outbuilding
- Downstairs cloakroom
- No upper-chain





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

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:

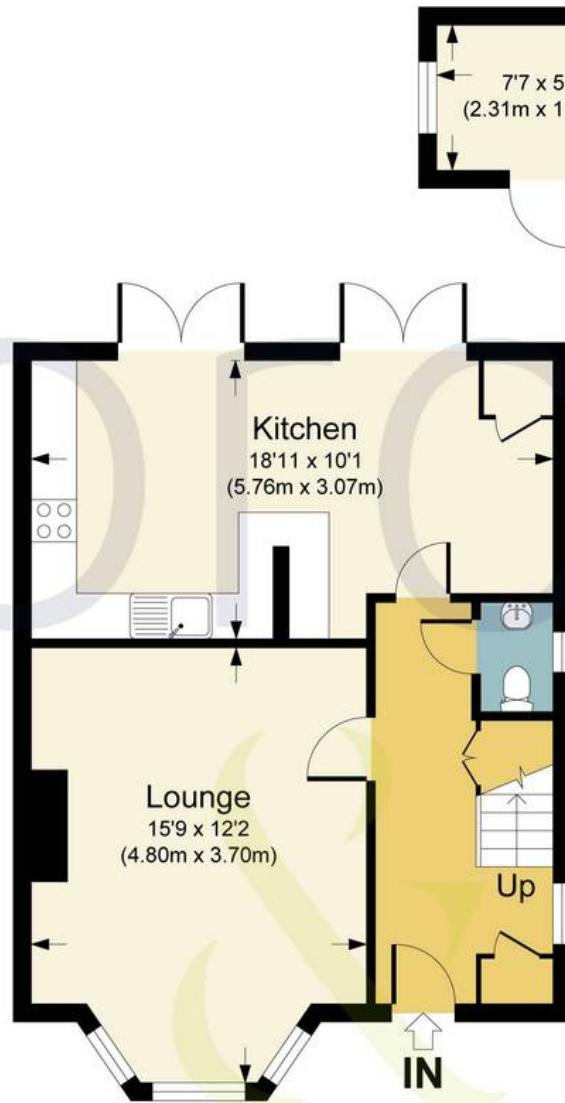
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

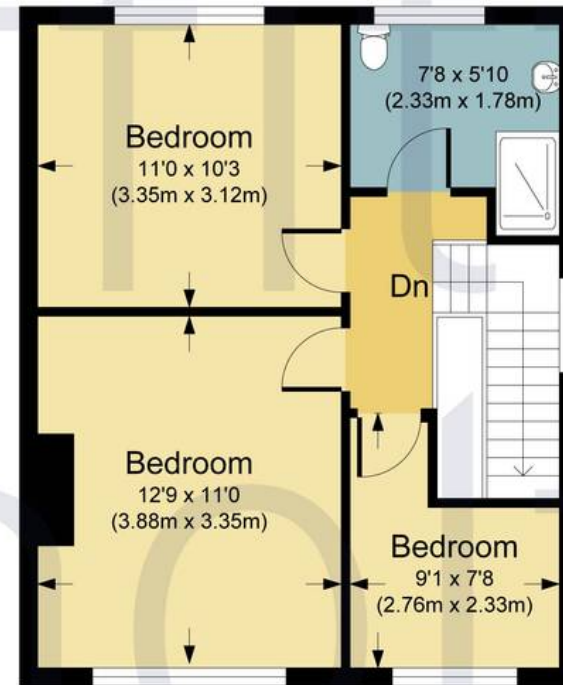
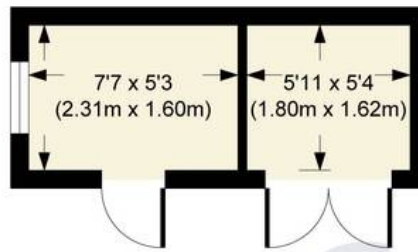
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







Ground Floor

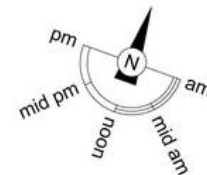


First Floor

UPPER HIGHWAY WD5

APPROX. GROSS INTERNAL FLOOR AREA 970.58 SQ FT / 90.17 SQ M. INC. OUTBUILDING

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Proffitt & Holt

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