



Gallows Hill Lane, Abbots Langley

Guide Price £1,160,000

proffitt
& holt





Gallows Hill Lane

Abbots Langley



Situated in a highly sought-after residential location, this substantial detached family home offers spacious and versatile accommodation, perfectly suited to modern family living. Combining generous living spaces with a beautifully landscaped garden, the property is ideally positioned within easy walking distance of Abbots Langley High Street, local parks, highly regarded schools, and Kings Langley Train Station, providing excellent transport links.

The heart of the home is the impressive open plan kitchen, dining and living area, creating a bright and sociable space ideal for both everyday family life and entertaining. Large windows and doors allow natural light to flood the interior while providing attractive views and access to the rear garden. A separate utility room and convenient downstairs WC add further practicality. The ground floor also benefits from a versatile study, which could equally serve as a fifth bedroom, playroom, or home office, catering to a variety of lifestyle needs.

Upstairs, the property offers four well-proportioned double bedrooms, including a spacious principal bedroom with large en-suite and ample storage potential. The remaining bedrooms are equally generous, making this an ideal home for growing families.

Externally, the large landscaped rear garden provides an excellent outdoor retreat, featuring extensive lawn areas, mature planting, and ample space for outdoor dining and recreation. To the front, a substantial driveway offers off-street parking for multiple vehicles.

This exceptional family home combines space, flexibility, and a prime village location, presenting a rare opportunity to acquire a property that is perfectly equipped for contemporary family life.



Gallows Hill Lane

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 and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Substantial Detached Family Home
- 4 Double Bedrooms
- Open Plan Kitchen And Living Spaces
- Study/5th Bedroom
- Large Landscaped Garden
- Short Walk To Abbots Langley High Street And Parks
- Walking Distance To Kings Langley Train Station
- Utility Room
- Downstairs Guest WC
- Large Driveway For Multiple Vehicles





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: F

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

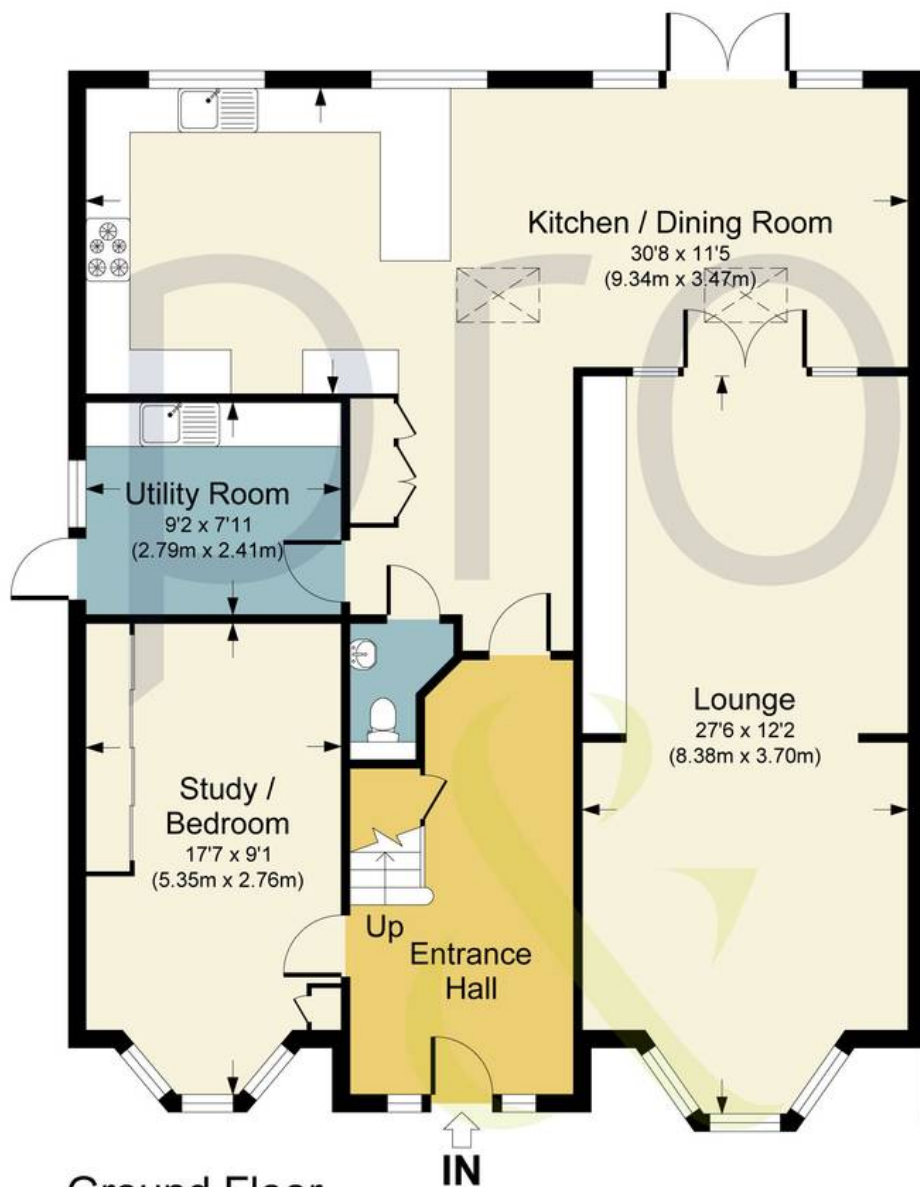
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



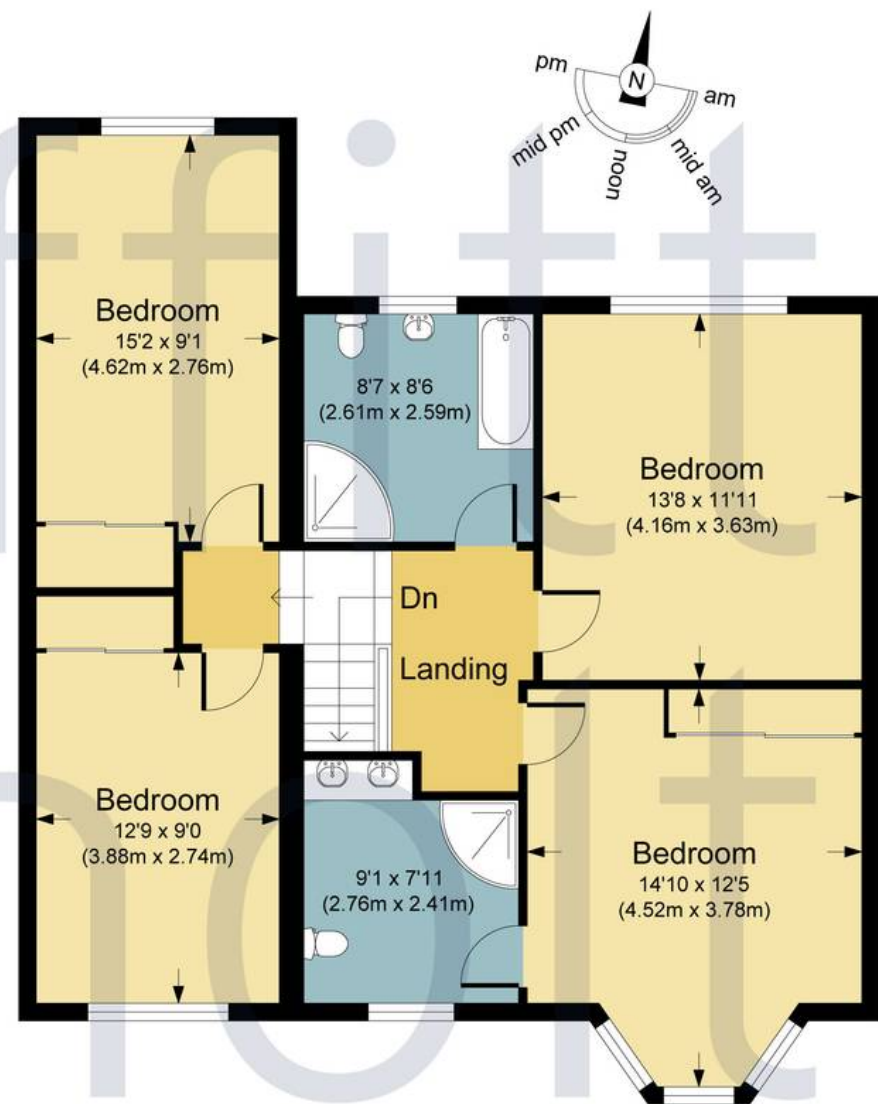








Ground Floor



First Floor

GALLOWS HILL LANE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1989.81 SQ FT / 184.86 SQ M

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