



Toms Lane, Bedmond, Abbots Langley

In Excess of £700,000

proffitt
& holt





Toms Lane

Bedmond, Abbots Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this immaculate and extended three bedroom semi detached family home located in the highly sought after area of Toms Lane, Bedmond, bordering both Kings and Abbots Langley villages and within close proximity to a host of nearby transport links.

The property has been tastefully modernised by the current vendors and offers a wealth of both flexible and versatile accommodation throughout, as well as offering ample parking and a generous garden to the rear.

Internally, the property comprises entrance porch, entrance hall, sitting room, family room, a spacious and modernised kitchen/breakfast room with bi-folding doors out, a downstairs shower room, utility and store area to the ground floor. To the first floor there are three well proportioned bedrooms (one with en-suite) and a separate family bathroom.

Externally, the property excels with ample driveway parking to the front for multiple vehicles, whilst to the rear, the garden is both easy maintenance and generous in size, being mainly laid to lawn and also boasting a summerhouse and large decked seating area - ideal for entertaining.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





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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 station provide services to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Three Bedrooms
- Semi Detached
- Extended
- Summerhouse
- Utility Room
- En-Suite to Master
- Modernised Throughout
- Ample Driveway Parking
- Generous Rear Garden





General Information

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

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.





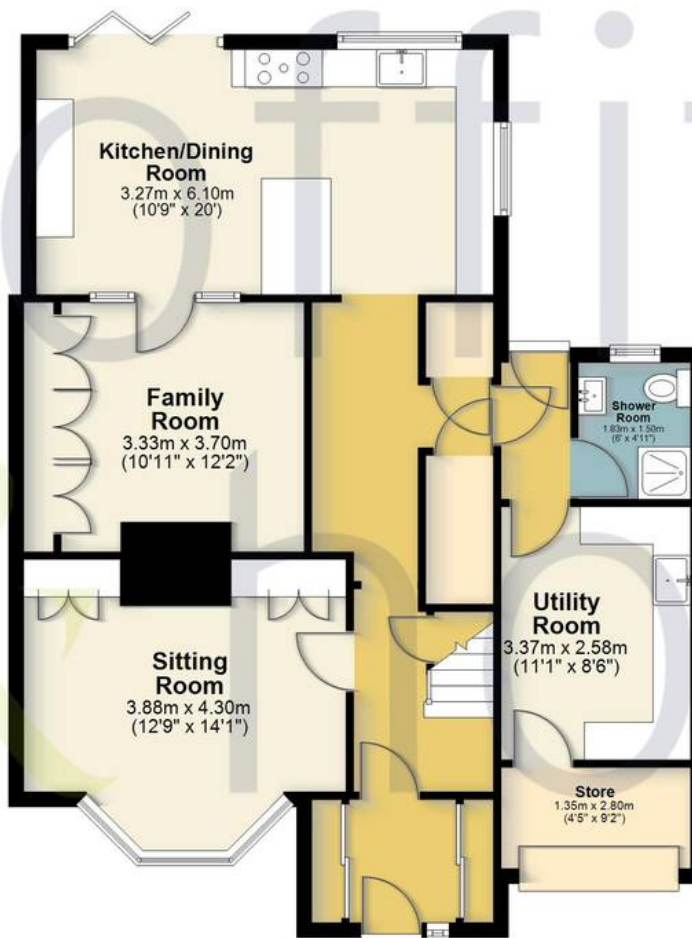
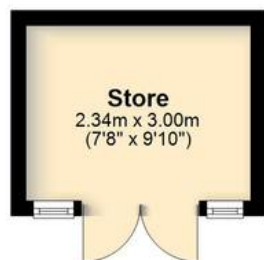






Ground Floor

Approx. 103.3 sq. metres (1111.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 144.6 sq. metres (1556.9 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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