



Primrose Hill, Kings Langley

In Excess of £400,000

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& holt





Primrose Hill

Kings Langley

A beautifully presented two-bedroom Victorian character cottage, offered to the market with no upper chain and situated just a short walk from Kings Langley train station. The accommodation itself is spacious and thoughtfully arranged, having been sympathetically refurbished throughout to a high standard while retaining its charming period features.

Upon entering, you are welcomed into a bright and inviting living area, where the heart of the home is centred around a striking wood burning stove - perfect for cosy evenings and adding a touch of rustic warmth. This flows through naturally to the open-plan kitchen and dining space, which is both stylish and functional, designed with modern living in mind and featuring quality fittings that blend seamlessly with the cottage's character. Upstairs, you will find two generous bedrooms, each with ample space for furnishings and bathed in natural light. The bathroom has been tastefully updated in a traditional Victorian style, boasting a roll top bath with shower above and tasteful fittings.

The property is ideally located for commuters and those wishing to enjoy village life, with the train station, local shops, and amenities all within easy reach. Viewing is highly recommended to fully appreciate the blend of period charm and modern convenience that this delightful cottage offers.





Primrose Hill

Kings Langley

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.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Victorian Character Cottage
- No Upper Chain
- 2 Comfortable Bedrooms
- Open Plan Kitchen And Living
- Short Walk To Kings Langley Train Station
- Sympathetically Refurbished Throughout to a High Standard
- Large Private Rear Garden
- Wood Burning Stove





General Information

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. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 63.8 sq. metres (686.7 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

