



Oak Green Way, Abbots Langley

In Excess of £425,000

proffitt
& holt





Oak Green Way

Abbots Langley

An exceptionally well-presented and beautifully maintained two-bedroom mid-terrace house, ideally positioned overlooking a lovely green and offering well-proportioned accommodation throughout.

The property is approached via a front garden and porch, leading into the entrance hall. The spacious living room provides a comfortable main reception space, with the modern kitchen situated to the front and fitted with a range of appliances. A conservatory provides useful additional living space and enjoys views and access to the rear garden.

Upstairs, there are two good-sized bedrooms, both accessed from the landing, together with a well-appointed family bathroom.

Outside, the property benefits from a good-sized rear garden with rear access, while a garage en-bloc provides useful additional storage and parking. An excellent home which has been exceptionally well cared for and is presented in superb condition throughout.





Oak Green 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 approximately two miles distance. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two-bedroom mid-terrace house
- Exceptionally well presented throughout
- Overlooking a lovely green
- Spacious living room
- Modern fitted kitchen with appliances
- Good-sized rear garden with rear access
- Garage en-bloc
- Large front garden





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating:

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.

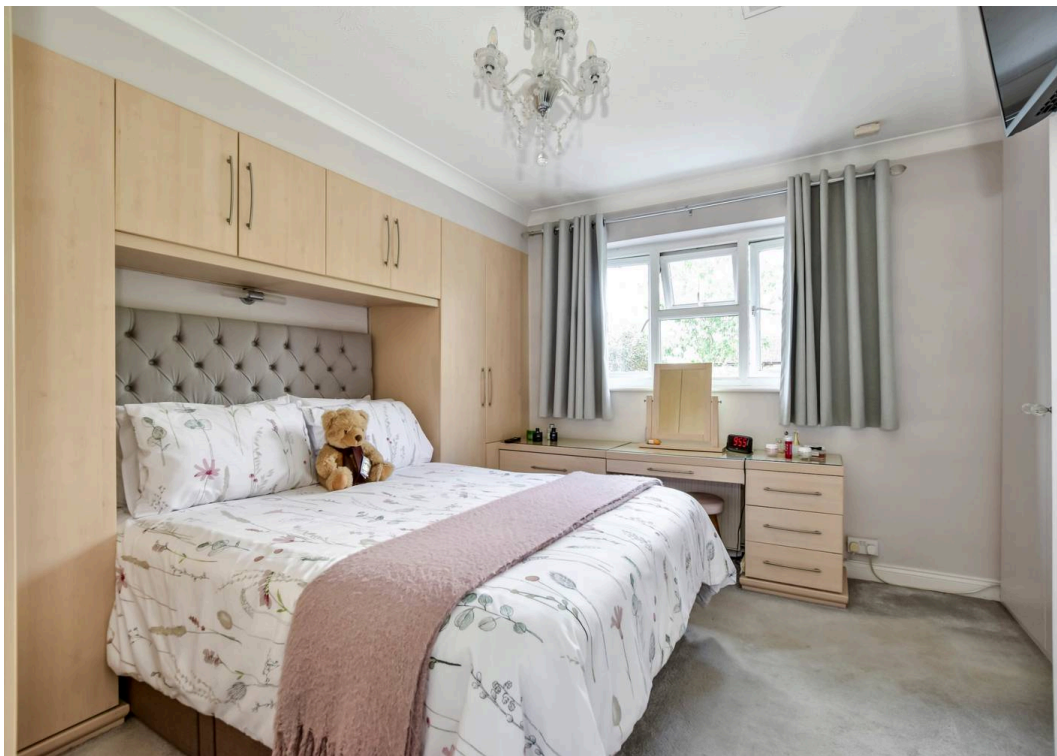
For broadband and mobile speeds see:

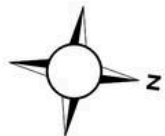
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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

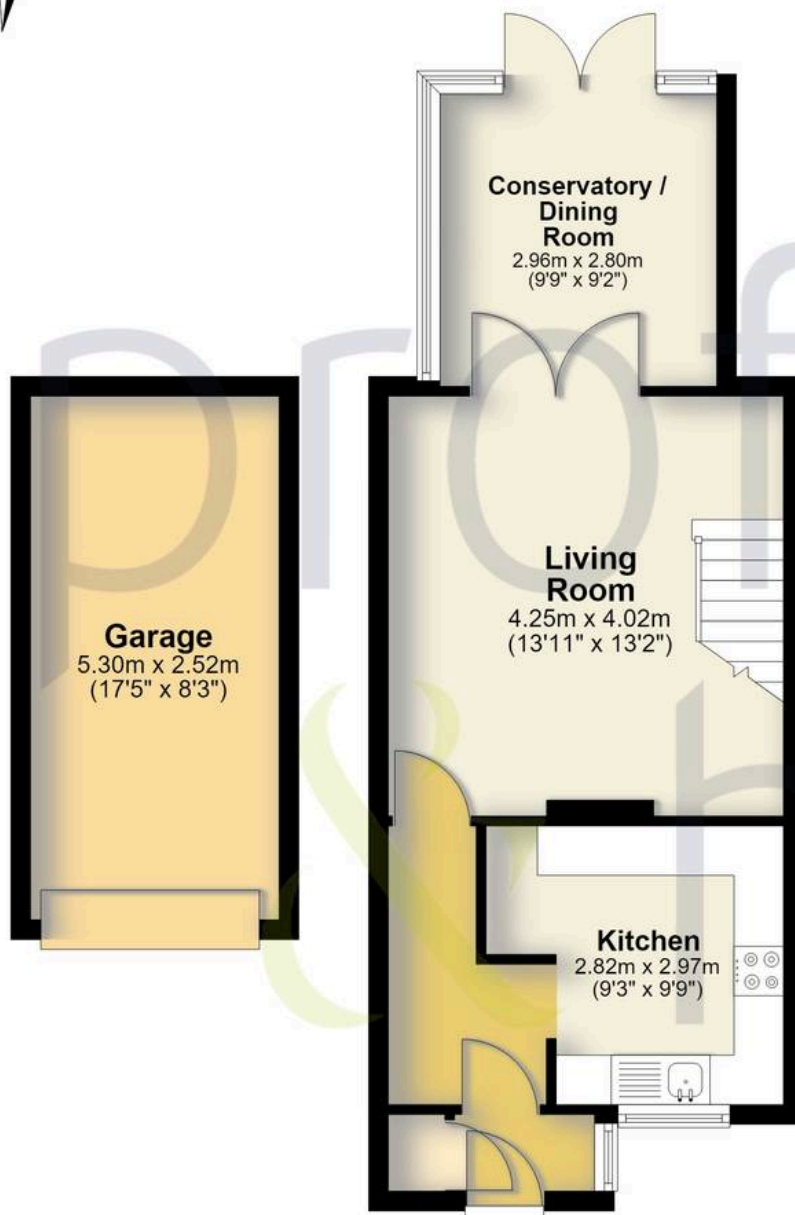






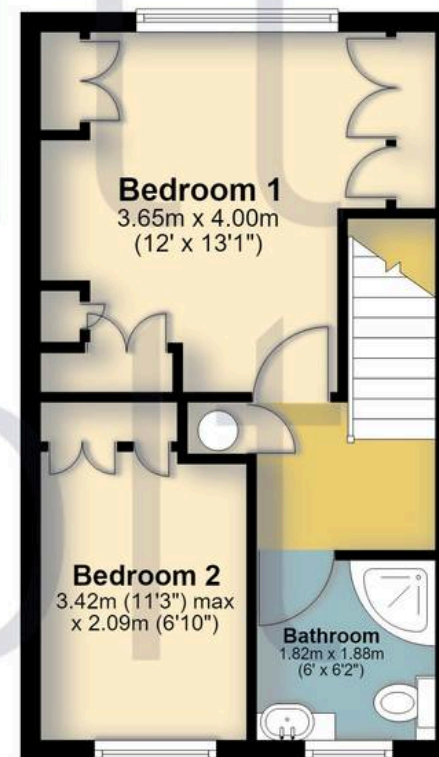
Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



First Floor

Approx. 28.8 sq. metres (310.0 sq. feet)



Total area: approx. 81.3 sq. metres (875.0 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.





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