



Kings Meadow, Kings Langley

In Excess of £650,000

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& holt





Kings Meadow

Kings Langley



A well-proportioned three bedroom link-detached house, ideally situated in Kings Langley and offered for sale with **no upper chain**. The property offers excellent potential for someone looking to put their own stamp on a home, with well-planned accommodation, a driveway, integral garage and a particularly attractive rear garden backing directly onto the Grand Union Canal.

The ground floor comprises an entrance hall with access to the principal rooms, including a living room positioned to the front of the property. Double doors lead through to the separate study, which could also be used as a formal dining room, which benefits from sliding doors opening directly onto the rear garden. The entrance hall also provides access to the kitchen, which in turn leads to a further dining/breakfast room. This versatile space also enjoys access to the garden, along with side access and a further door into the integral garage. A downstairs WC completes the ground floor.

Upstairs, there are three well-proportioned bedrooms arranged from the landing. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the property benefits from a driveway providing off-road parking and an integral garage. The rear garden is a particular feature, offering a scenic outlook and backing directly onto the Grand Union Canal, creating a pleasant and peaceful setting.

Contact Proffitt & Holt today to book your viewing.



Kings Meadow

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 between London - Birmingham (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. Kings Meadow is located in a great position in the village in a quiet cul-de-sac off Rectory Lane. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.

- Three bedroom link-detached house
- No upper chain
- Grand Union Canal backing
- Scenic rear garden
- Driveway parking
- Integral garage
- Principal bedroom with en-suite





General Information

EPC - Energy Efficiency 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:

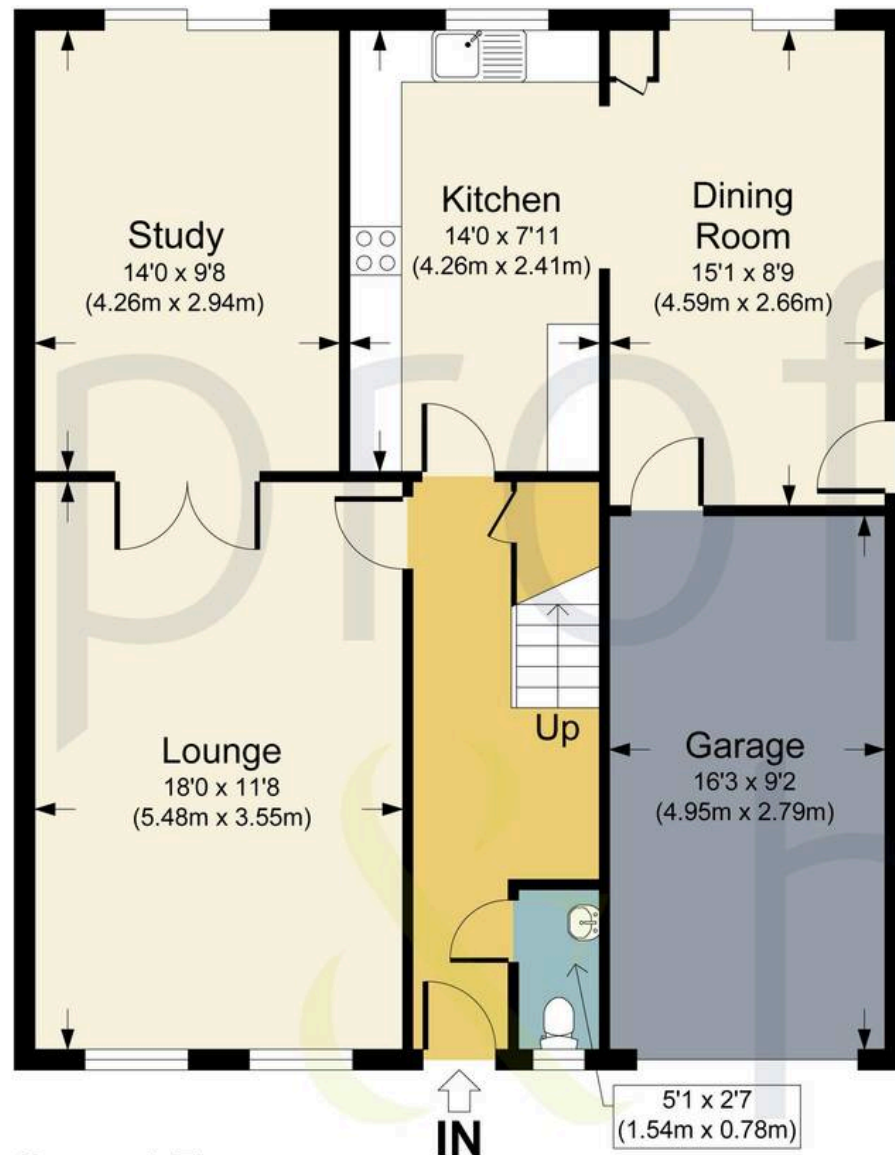
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

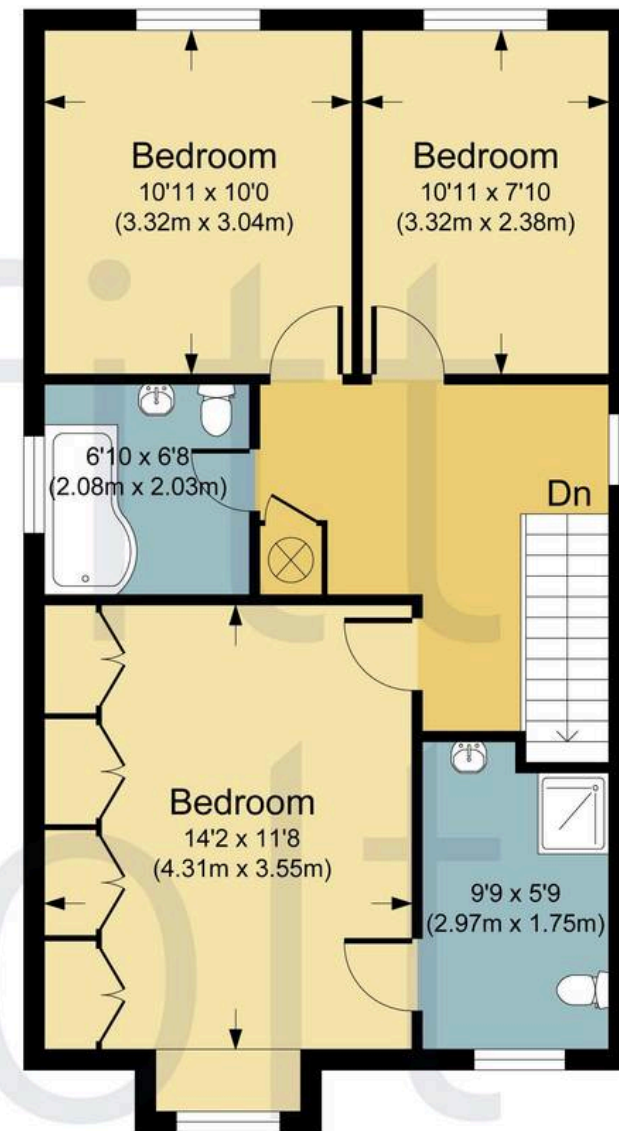
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



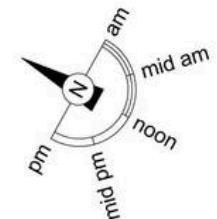




Ground Floor



First Floor



KINGS MEADOW, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1455.81 SQ FT / 135.25 SQ M. INC. GARAGE

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

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

