



Kindersley Way, Abbots Langley

In Excess of £875,000

proffitt
& holt





Kindersley Way

Abbots Langley



A beautifully presented and highly specified four-bedroom semi-detached family home, offering spacious and versatile accommodation, set within walking distance of Kings Langley High Street. The property has been thoughtfully designed and finished to a high specification throughout, providing an excellent combination of traditional living space and modern open-plan family accommodation.

The ground floor features a large formal sitting room, benefitting from high ceilings and a characterful bay window, creating an impressive and welcoming principal reception room. To the rear is a superb open-plan kitchen/diner, providing an ideal space for both everyday family life and entertaining. Bi-fold doors and a range of skylights flood the space with natural light and are complemented by a separate utility room and study. A downstairs shower room further enhances the practicality and versatility of the accommodation. Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room and a range of fitted wardrobes. The accommodation is further enhanced by a useable loft room, offering excellent flexibility as a home office, hobby room, playroom or additional occasional bedroom, subject to the necessary permissions and regulations.

Externally, the property benefits from a large driveway providing ample off-road parking, together with a useful garage store. To the rear is an impressive fully landscaped south-facing garden, offering an attractive and private outdoor space with excellent potential for entertaining and relaxing during the warmer months.

The location is particularly appealing, with Abbots Langley High Street within walking distance, providing a range of shops, cafés, restaurants and everyday amenities. There are also excellent transport links, with Kings Langley railway station providing services towards London Euston and other destinations.

Overall, this is an exceptional family home combining generous and versatile accommodation, a high-quality finish, excellent outside space and a highly convenient location.



Kindersley 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 distance of approximately two miles.

- 4 Bedrooms Plus Loft Room
- Master Bedroom With En-Suite
- High Specification Throughout
- Open-Plan Kitchen/Diner
- Downstairs Shower Room
- Large Driveway Plus Garage Store
- Fully Landscaped South-Facing Rear Garden
- Large Formal Sitting Room With High Ceilings And Bay Window
- Separate Utility Room And Study
- Walking Distance To Kings Langley High Street





General Information



EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: D

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/>

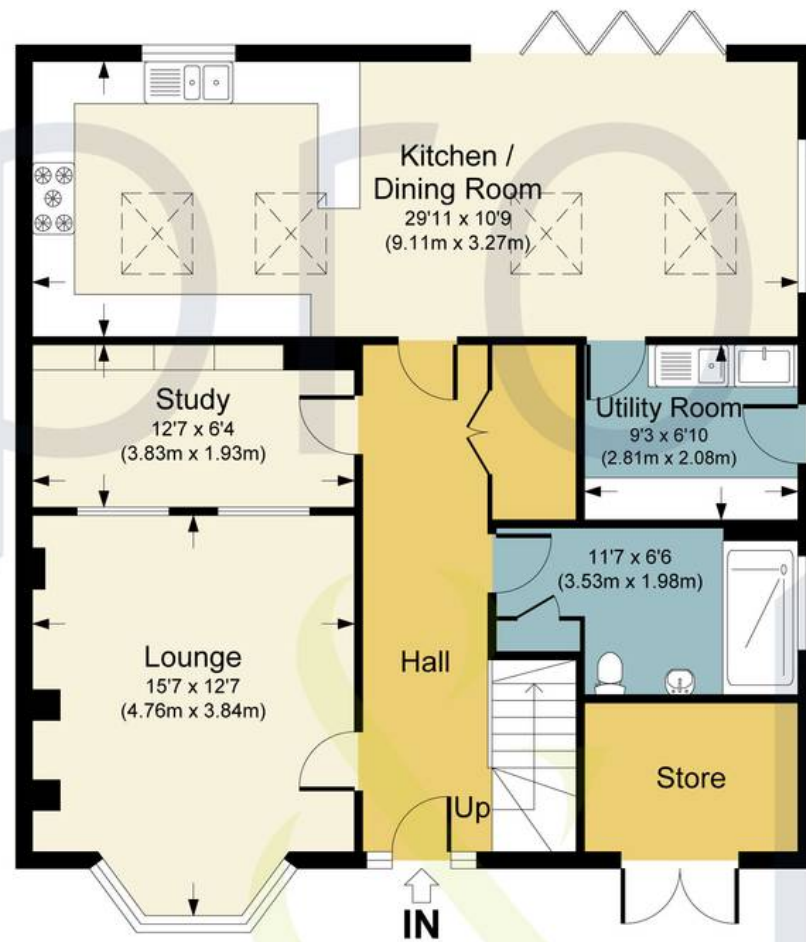
Fixtures and Fittings

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





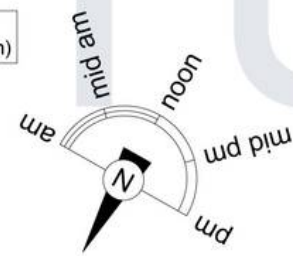




Ground Floor



First Floor

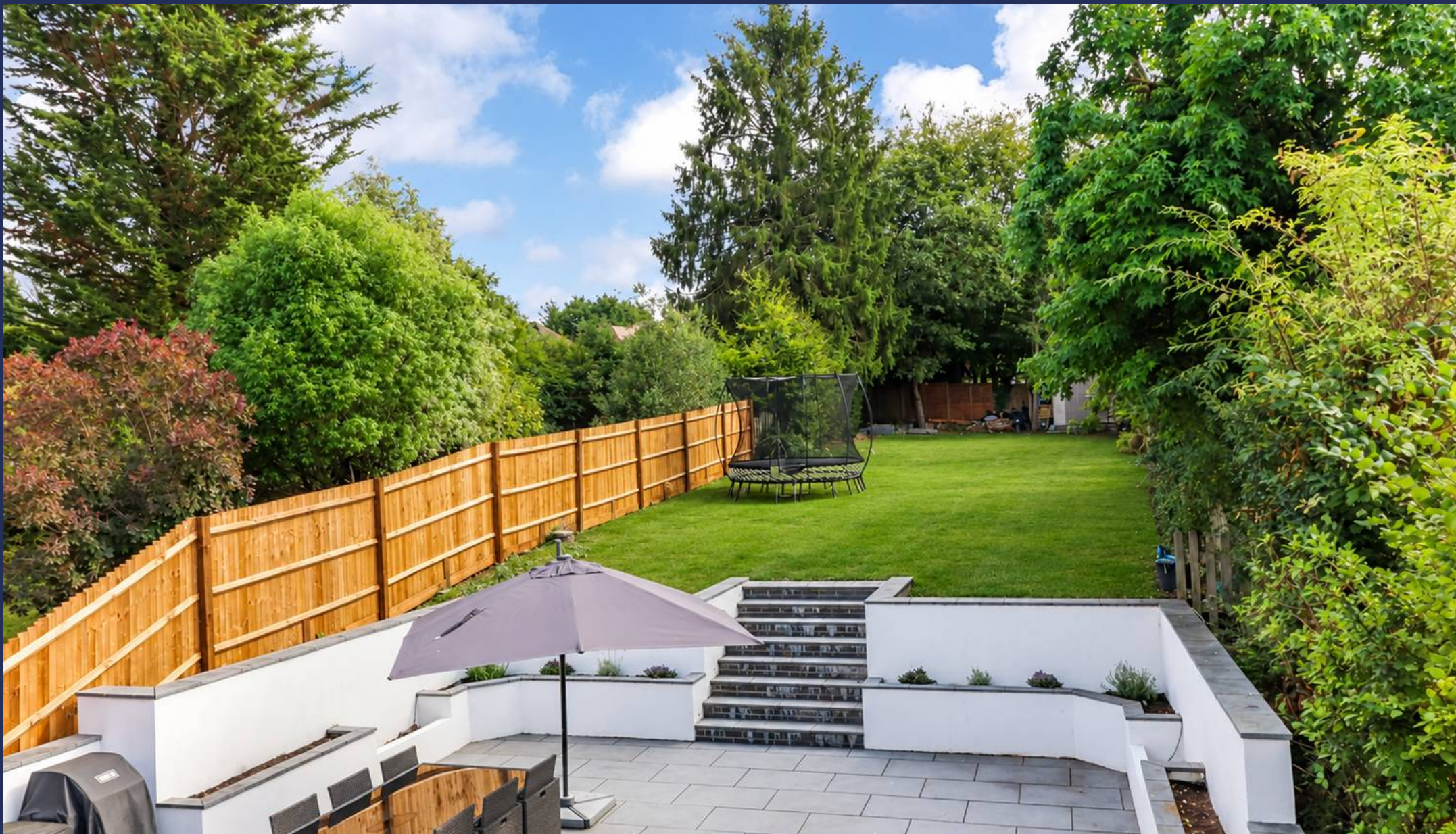


KINDERSLEY WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1697.14 SQ FT / 157.67 SQ M.

PHOLTKL: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE: COPYRIGHT:THE IMAGE TAILOR LTD. 2026.





Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

