



Tanners Hill, Abbots Langley

In Excess of £400,000

proffitt
& holt





Tanners Hill

Abbots Langley

Situated in a quiet cul-de-sac bordering the beautiful Leavesden Country Park, this charming extended three-bedroom Victorian mid-terrace offers an exceptional blend of period character and modern family living.

The property has been thoughtfully extended to create a spacious open-plan kitchen and living area, providing the perfect space for everyday family life and entertaining. High ceilings throughout retain the character synonymous with Victorian homes, while a stylish refitted bathroom adds contemporary comfort. To the rear, the attractive south-facing garden enjoys plenty of sunshine and offers an ideal setting for outdoor dining, children's play, or simply relaxing during the warmer months.

Perfectly positioned within easy walking distance of local shops, well-regarded schools, and excellent transport links, this delightful family home also benefits from direct access to the green open spaces and scenic walks of Leavesden Country Park.

Offering generous living accommodation, period charm, and a highly sought-after location, this is a wonderful opportunity for families and professionals alike.



Tanners Hill

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

- Extended 3 Bedroom Mid Terraced Family Home
- Spacious Open Plan Kitchen and Living Spaces
- Quiet Cul-De-Sac Bordering Leavesden Country Park
- South-Facing Rear Garden
- Victorian Cottage with High Ceilings
- Modern Refitted Bathroom
- Short Walk To Local Shops and Schools





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

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:

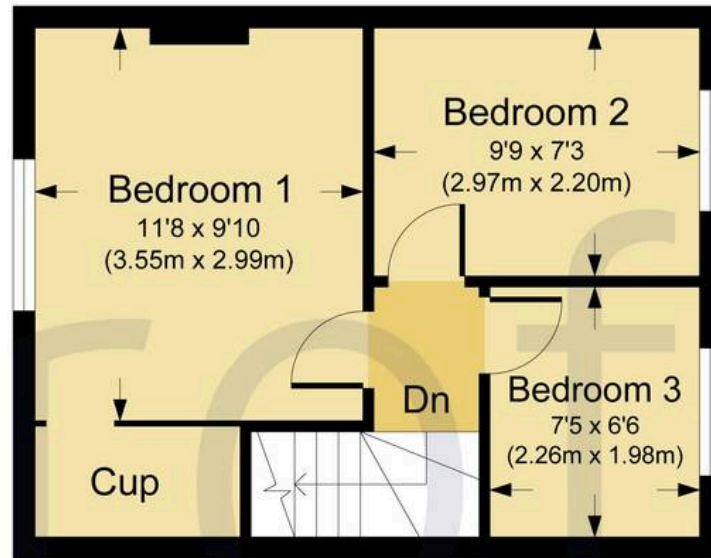
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

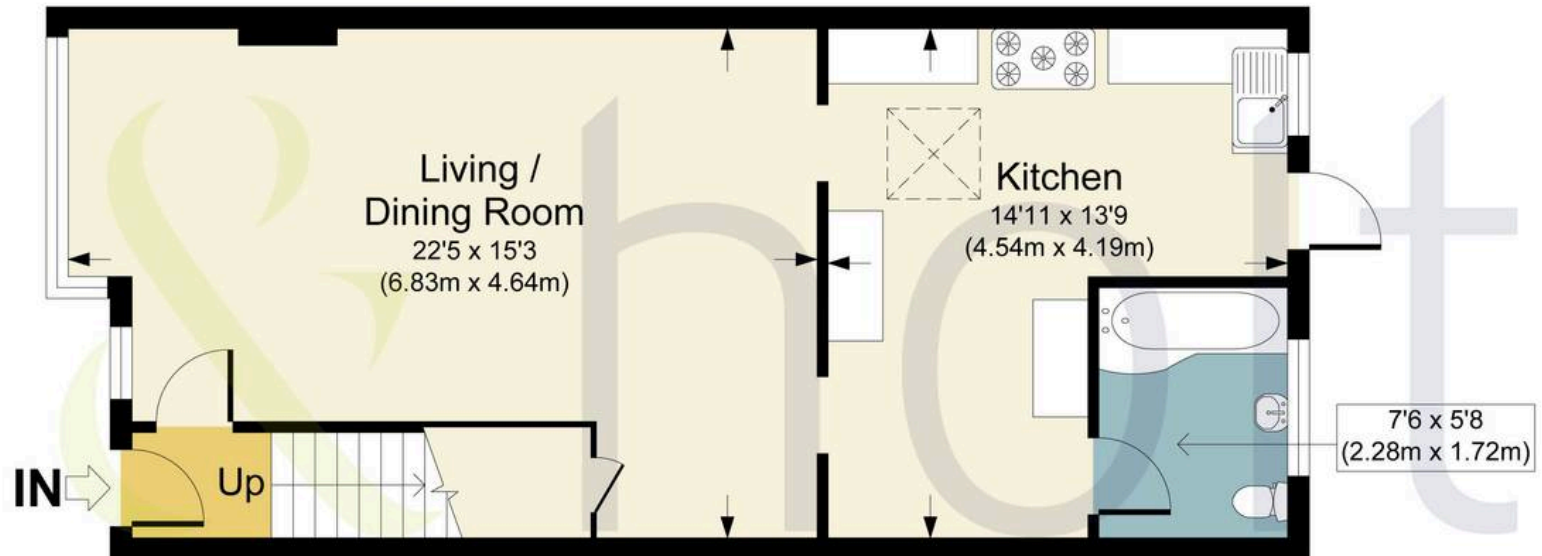
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







First Floor



Ground Floor

TANNERS HILL, WD5

APPROX. GROSS INTERNAL FLOOR AREA 843.13 SQ FT / 78.33 SQ M.

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Proffitt & Holt

14 High Street, Abbots Langley – WD5 0AR

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

