



De Havilland Way, Abbots Langley

Guide Price £380,000

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De Havilland Way

Abbots Langley

A well-presented two-bedroom mid-terraced house, ideally situated within a quiet cul-de-sac, offering an excellent opportunity for first-time buyers, downsizers or investors alike.

The property features two generous double bedrooms, refitted bathroom, and a shaker style kitchen which sits semi open plan to the main living/dining area, alongside a conservatory which provides additional living space and an attractive outlook over the rear garden.

Externally, the property boasts a delightful south-facing rear garden, complete with a covered BBQ and seating area, making it ideal for outdoor entertaining and enjoying the warmer months. Further benefits include allocated parking and a peaceful residential setting.

Early viewing is highly recommended to fully appreciate the accommodation and outdoor space on offer.





De Havilland 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 and Watford Junction mainline stations provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- South-Facing Rear Garden
- Covered BBQ And Seating Area
- 2 Double Bedrooms
- Semi Open Plan Kitchen
- Refitted Bathroom
- Conservatory
- Quiet Cul-De-Sac
- Allocated Parking





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

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.

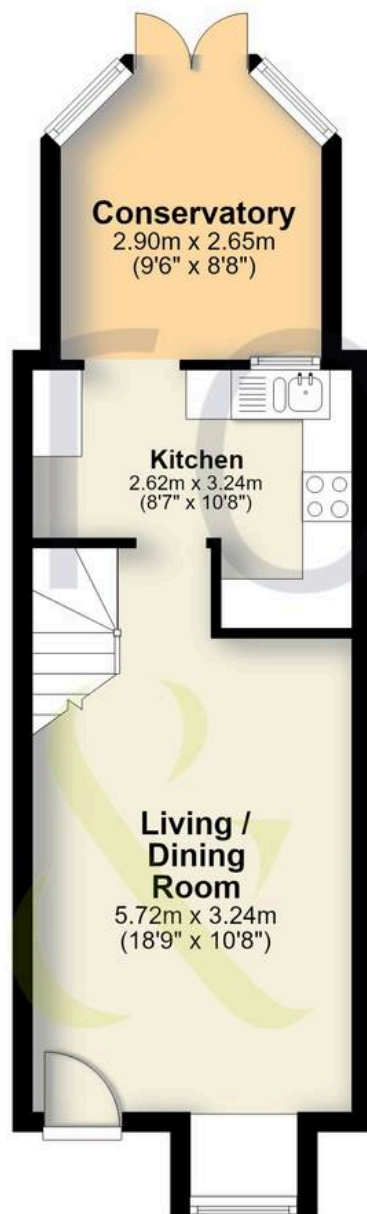






Ground Floor

Approx. 32.7 sq. metres (352.2 sq. feet)



Conservatory
2.90m x 2.65m
(9'6" x 8'8")

Kitchen
2.62m x 3.24m
(8'7" x 10'8")

**Living /
Dining
Room**
5.72m x 3.24m
(18'9" x 10'8")

First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)



Bedroom 2
2.44m x 3.26m
(8' x 10'8")

Bathroom
1.85m x 1.36m
(6'1" x 4'5")

Bedroom 1
3.05m x 3.24m
(10' x 10'8")

Total area: approx. 57.2 sq. metres (615.3 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

14 High Street, Abbots Langley – WD5 0AR

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

