

Rectory Lane, Kings Langley

Guide Price £699,950

proffitt & holt



Rectory Lane

Kings Langley

A charming three-bedroom detached character home, ideally positioned just a couple of minutes' walk from Kings Langley High Street.

Dating from the 1930's, this attractive property retains a wealth of original character features while having been sympathetically extended to the ground floor, creating a versatile and well-balanced family home. The property has been redecorated throughout and is offered for sale with no upper chain.

The ground floor provides a welcoming entrance, a spacious reception room with character features and a superb kitchen-diner with vaulted ceiling, providing an impressive and sociable heart to the home. Additionally, there is a particularly large living/dining room with feature fireplace and bay window, as well as a functional utility room. The first floor offers three bedrooms and a family bathroom, with the accommodation retaining the charm and proportions associated with a traditional period property.

Outside, the property benefits from a driveway providing parking for multiple vehicles (as well as further parking to the rear), while the attractive west-facing rear garden offers a wonderful private outdoor space and features a garage.

There is also further potential to extend, subject to the necessary planning permissions, making this an excellent opportunity for those looking to create their ideal long-term home.

Perfectly situated for access to the amenities of Kings Langley High Street, local schooling, transport links and the surrounding countryside, this is a characterful home combining period appeal with modern family living.







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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 to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile.

- Traditional 1930's Character Home
- Sympathetically Extended On Ground Floor
- Driveway For Multiple Vehicles
- Redecorated Throughout
- Couple Of Minutes Walk From Kings Langley High Street
- No Upper Chain
- Character Features Throughout
- Further Potential To Extend (STPP)
- Kitchen-Diner With Vaulted Ceiling
- Attractive West-Facing Rear Garden With Garage



General Information

EPC - Energy Efficiency Rating: F

EPC – Environmental Impact Rating: C

Council Tax Band: E

Tenure: Freehold

Services

Mains electricity, water and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Agent Note: There is no gas central heating at the property. The property has electric storage heaters.

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.









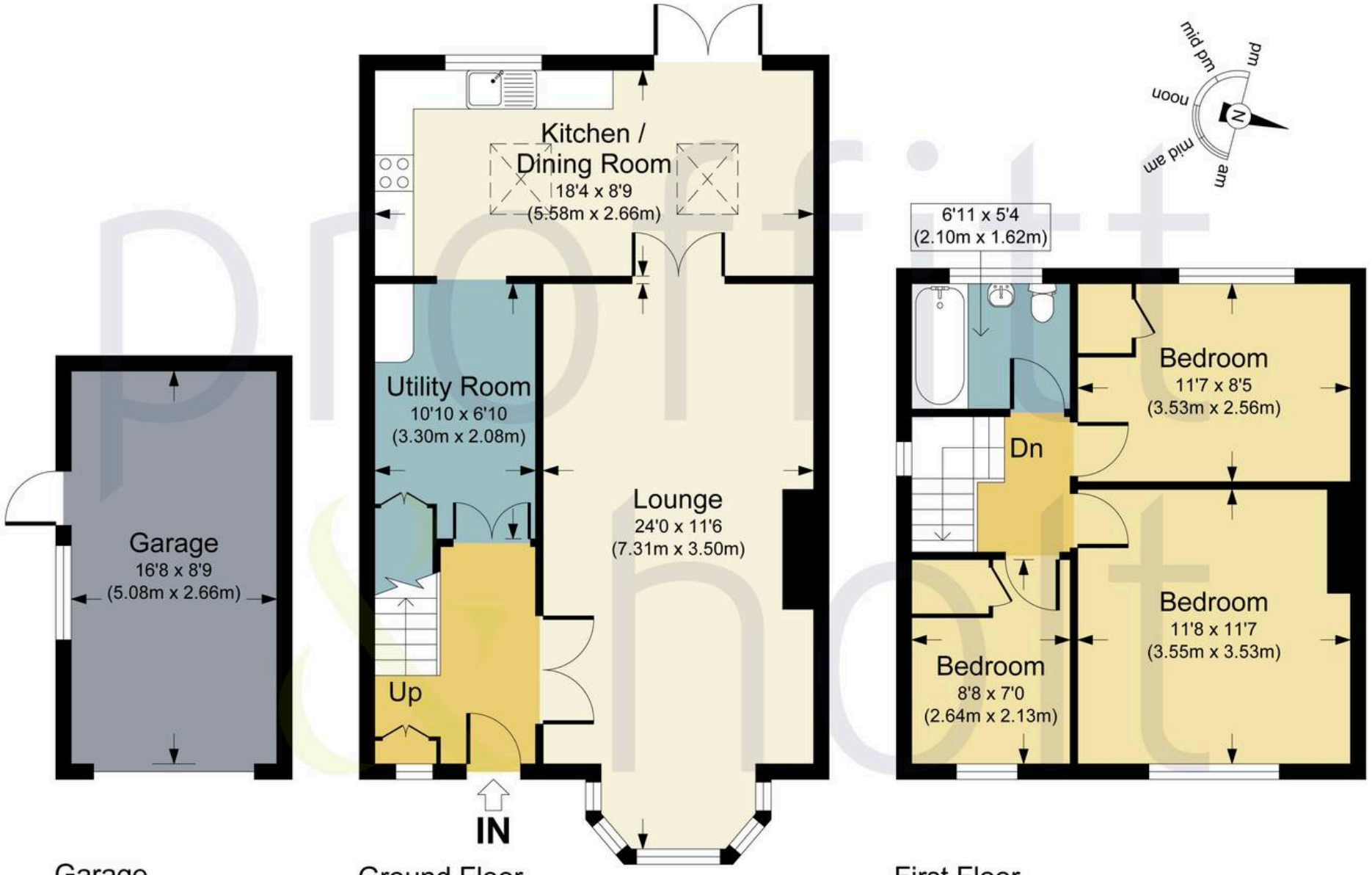












RECTORY LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1095.33 SQ FT / 101.76 SQ M. INC. GARAGE

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