

Roman Gardens, Kings Langley

£425,000

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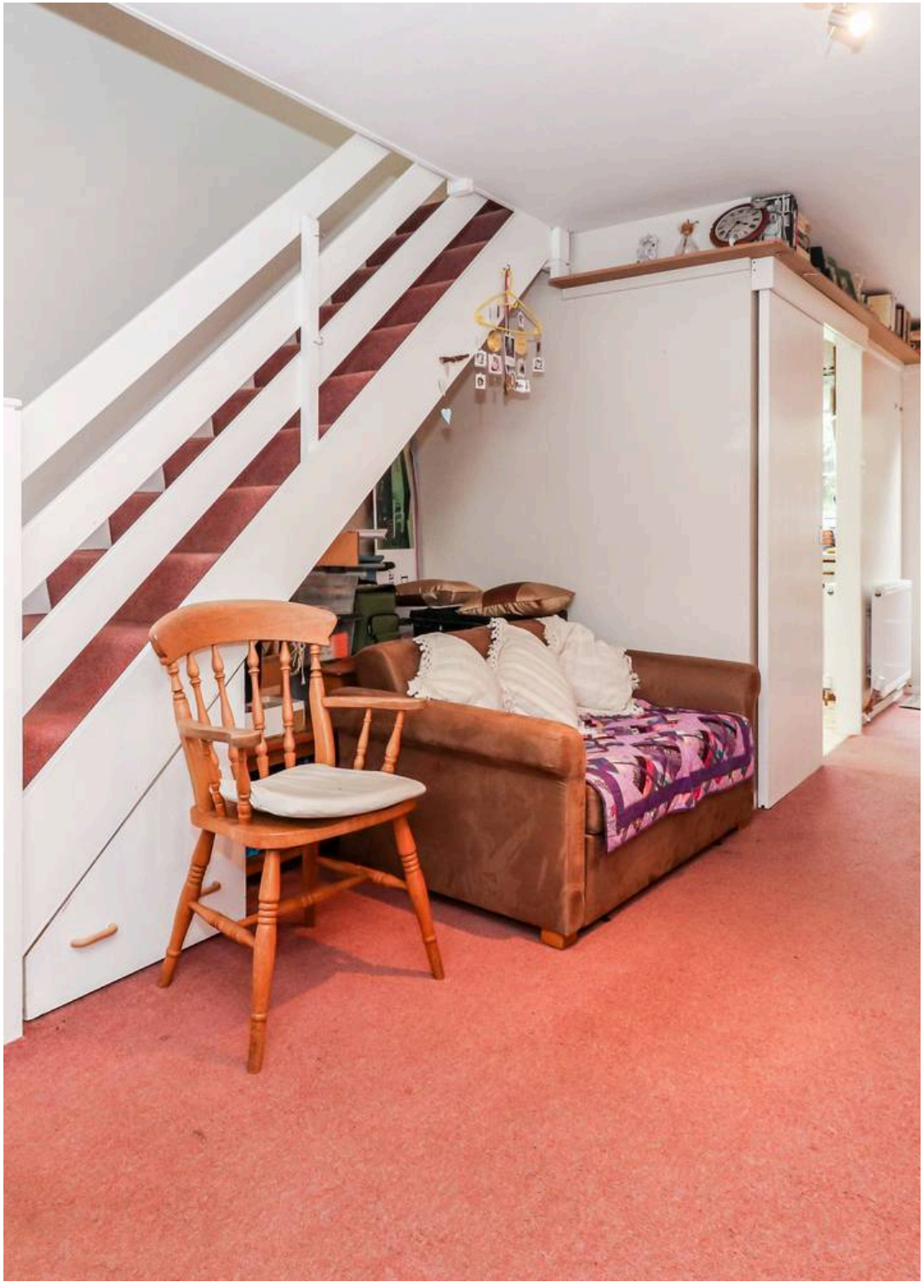


Roman Gardens

Kings Langley

Offered to the market with no upper chain is this charming two-bedroom semi-detached home, ideally positioned within a short stroll of Kings Langley train station, making it a superb choice for commuters and those seeking convenient access to local amenities.

The accommodation itself is spacious and thoughtfully laid out, beginning with a functional porch that leads into a bright and airy living room. The adjoining kitchen is well-appointed, offering ample storage and worktop space, with the potential for modernisation to suit your personal taste. Upstairs, you will find two generously sized bedrooms, each benefiting from excellent natural light and integrated wardrobes. Both bedrooms are served by a family bathroom, which has been well maintained.

Externally, the South-facing rear garden is a sunny and particularly private space, with patio space for sitting and dining, as well as a lawned area and wooden shed. To the front, one of the key highlights is the attached garage and private driveway, providing secure off-street parking. There is exciting potential to extend the property (subject to planning permission), allowing you to tailor the home to your evolving needs.







Roman Gardens

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

EPC - EER: C

Tenure: Freehold

- Semi-Detached Home
- Garage And Driveway
- No Upper Chain
- Potential To Extend (STPP)
- Short Walk To Kings Langley Train Station
- 2 Bedrooms
- South-Facing Rear Garden



General Information

Services

For broadband and mobile speeds see:

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

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

Fixtures and Fittings

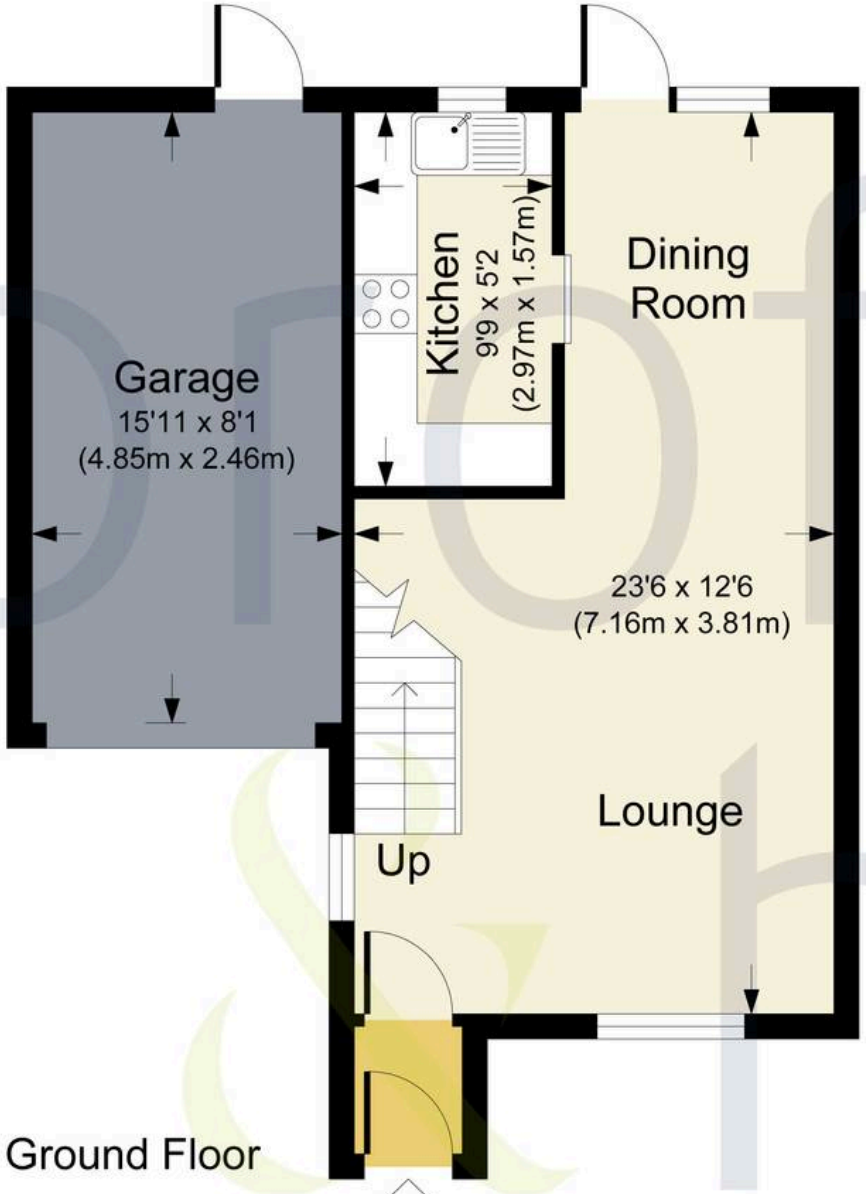
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

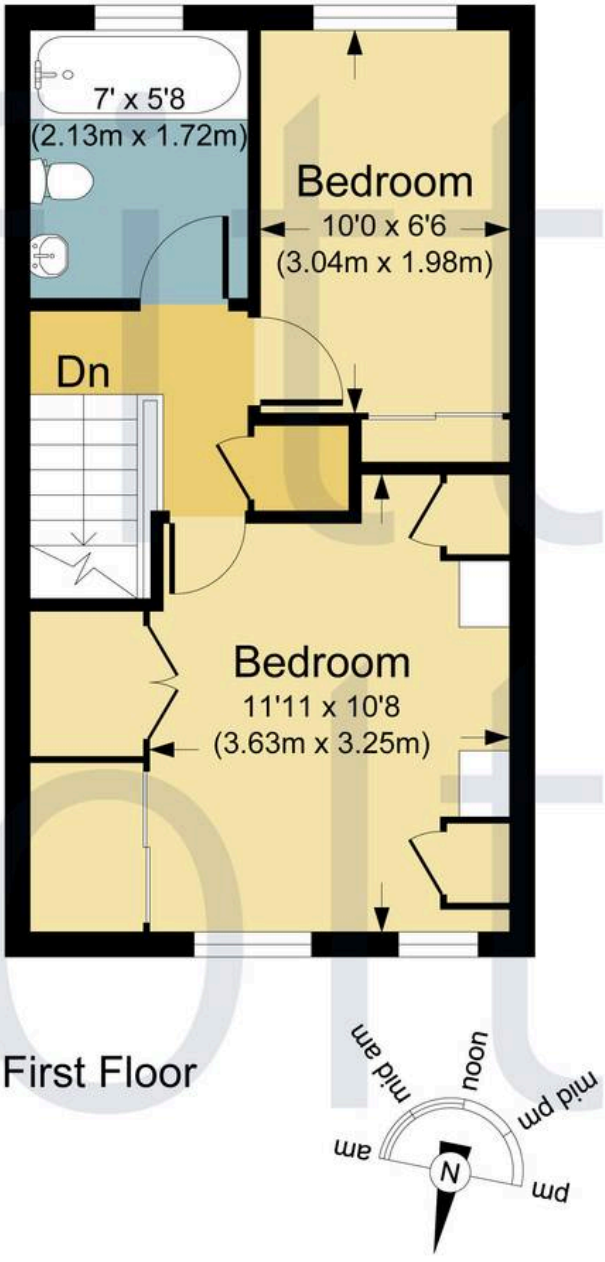












ROMAN GARDENS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 731.19 SQ FT / 67.93 SQ M. INC. GARAGE

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