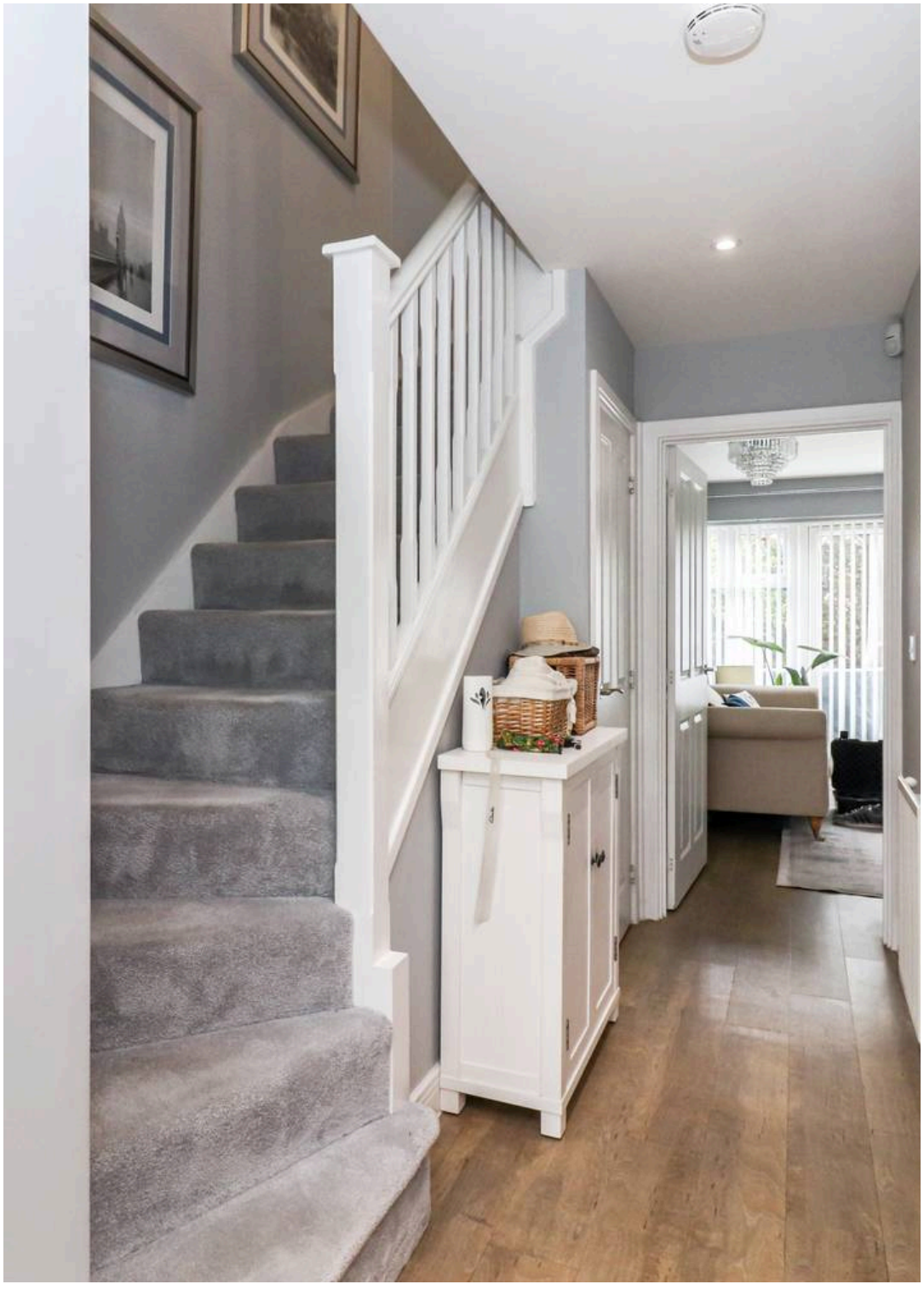


South Way, Abbots Langley

Guide Price £795,000

proffitt & holt



South Way

Abbots Langley

A beautifully presented four-bedroom detached home, situated within a small, private cul-de-sac, offering spacious accommodation, a professionally landscaped garden, garage and off-street parking for two vehicles. Ideally located within easy reach of the Warner Bros. Studio Tour London – The Making of Harry Potter, excellent schools, local amenities and transport links.

The ground floor comprises an entrance hallway, spacious kitchen/dining room with AEG appliances, a welcoming living room with French doors opening onto the rear garden, useful understairs storage and a guest cloakroom. To the first floor, the principal bedroom benefits from a large en-suite shower room and built-in wardrobe, alongside three further double bedrooms and a family bathroom.

Further benefits include a garage with storage and driveway parking and there is ample guest parking within the cul-de-sac and adjacent on street parking. Electric vehicle charging point, solar panels for hot water, water softener and filtration system, Hive smart thermostat, alarm system and ultrafast fibre broadband. The property has been fully redecorated throughout, with new carpets to the stairs, landing and all four bedrooms, and boasts an impressive **EPC rating of B**.







South Way

Abbots Langley

Conveniently positioned for the A41, M1 and M25, with Watford Junction, Kings Langley and Garston stations nearby, the property offers excellent connectivity, including direct rail services to central London.

Both ‘Green Flag’ award-winning Leavesden Country Park and Cassiobury Park, the Harlequin Watford Shopping Centre, award-winning The Grove Hotel with its renowned restaurants and Championship Golf Course, plus a range of well-regarded local schools are also within easy reach.

- Four Bedrooms
- Detached Family Home
- Cul De Sac
- Close to Harry Potter/Warner Brothers Studios
- Well Presented Throughout
- Garage and Parking
- Landscaped Garden
- Views Overlooking Langley Lane Park



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: F

Tenure: Freehold

For broadband and mobile speeds see:

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

Services

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

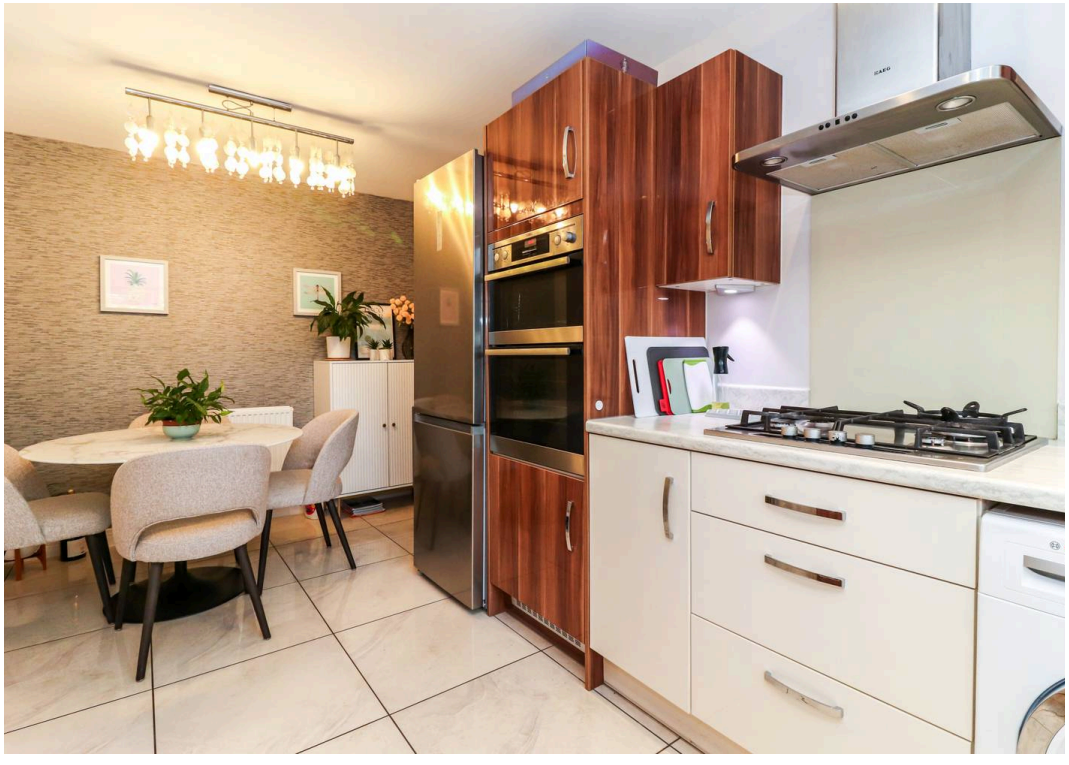
Fixtures and Fittings

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


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CROWN
RELOCATI


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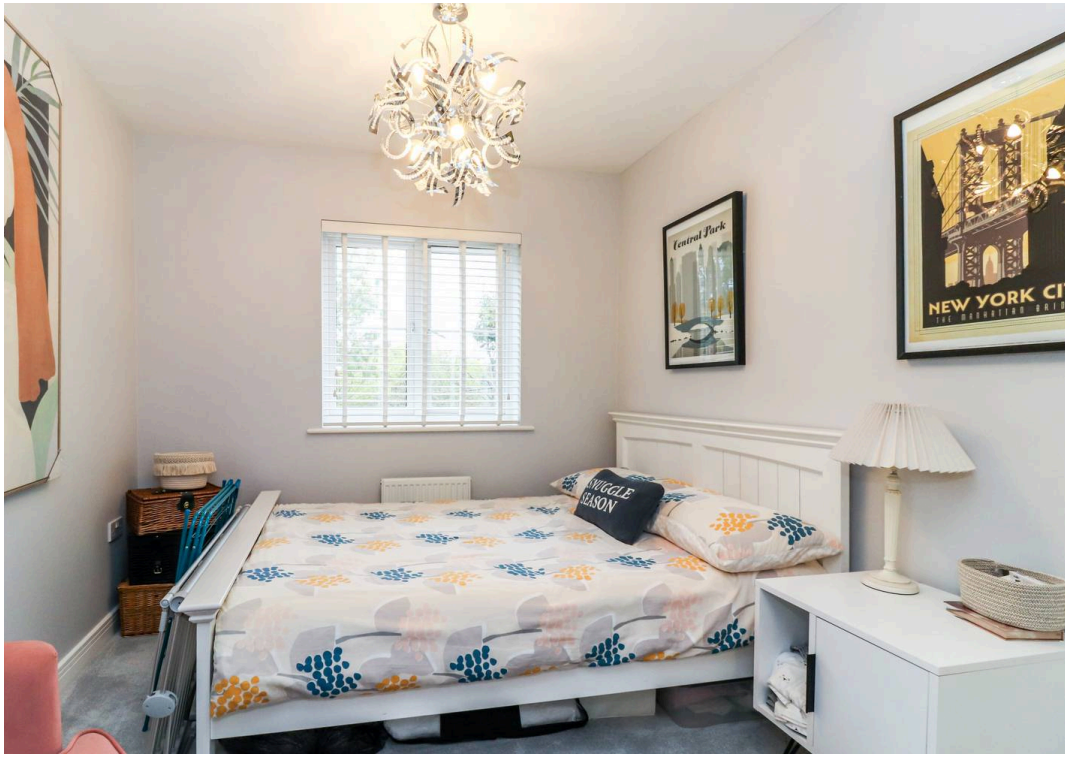


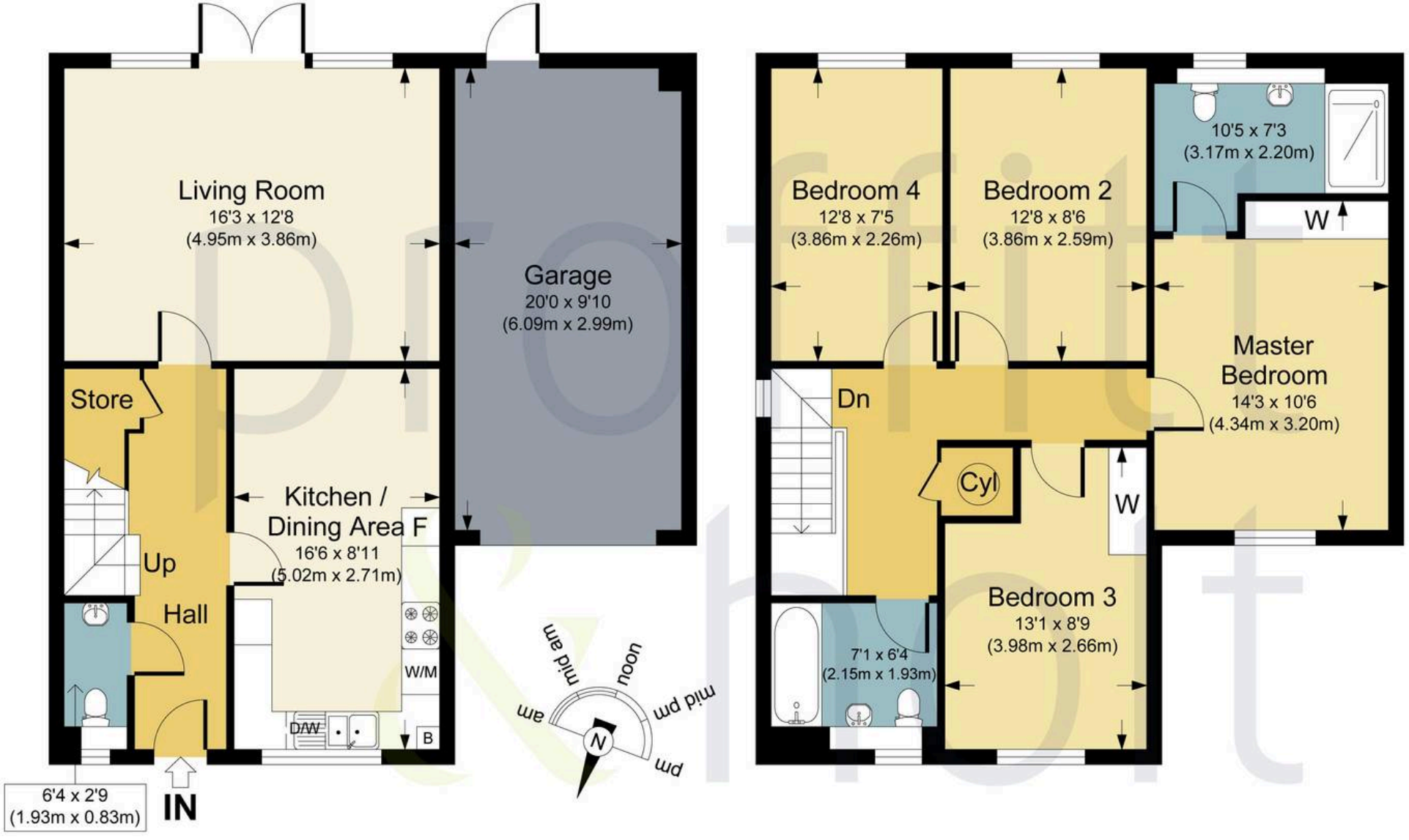

AEG








Central Park
NEW YORK CI
SNUGGLE SEASON



SOUTH WAY, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1375.19 SQ FT / 127.76 SQ M. INC. GARAGE

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Proffitt & Holt

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