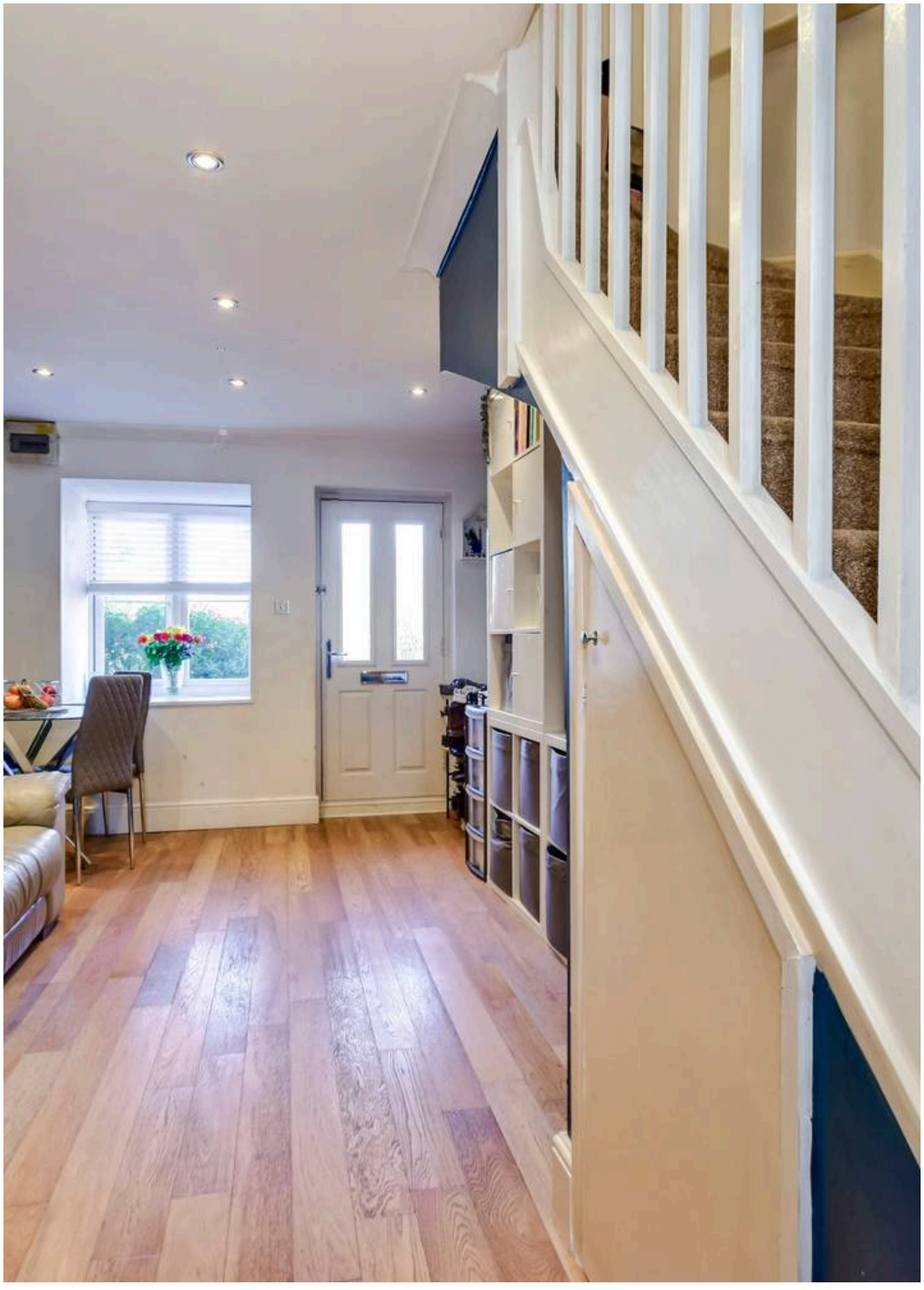


De Havilland Way, Abbots Langley

Guide Price £380,000

proffitt & holt



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: 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.



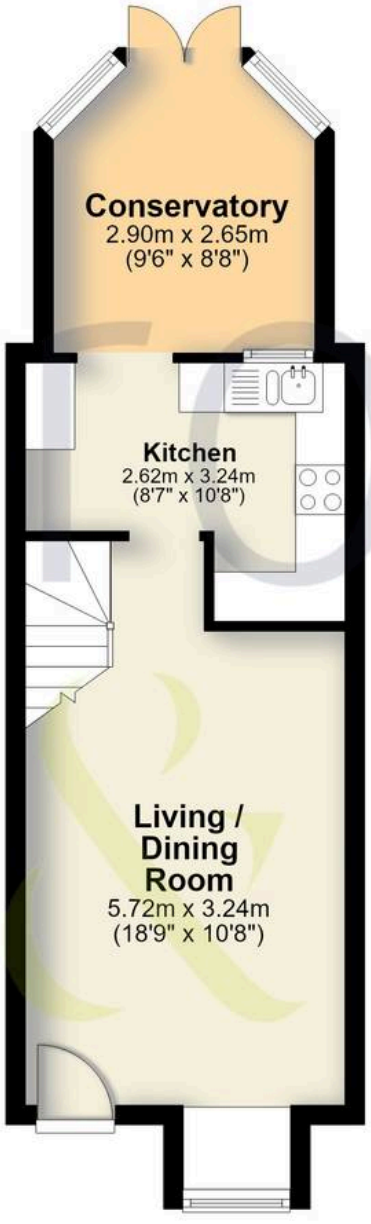






Ground Floor

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



First Floor

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



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

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