



Summerhouse Way, Abbots Langley
£550,000

proffitt
& holt





Summerhouse Way

Abbots Langley

A three bedroom semi-detached home offering excellent potential, a generous plot and a particularly large rear garden backing directly onto open fields. Offered for sale with **no upper chain**, the property would benefit from modernisation and redecoration, making it an ideal opportunity for a buyer looking to put their own stamp on a home.

The accommodation begins with a front garden leading to a covered porch and entrance hall, with stairs rising to the first floor and access to a useful guest WC. To the rear is a large living/dining room providing a good-sized reception space, together with a separate kitchen and conservatory overlooking the garden.

On the first floor, there is a landing leading to two double bedrooms, a further single bedroom and a family bathroom, which features a separate bath and shower cubicle.

Outside, the property occupies a large plot with a driveway providing off-road parking. The rear garden is a particular feature, being of an impressive size and backing onto open fields, creating a pleasant and private outlook.

A blank slate, this is a property comes with **lots of potential** and the opportunity to create a spacious family home in a superb position.





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

- Three Bedroom Semi-Detached
- No Upper Chain
- Large Rear Garden
- Backing Onto Open Fields
- Driveway Parking
- Excellent Potential
- Ground Floor Guest Cloakroom
- Family 4-Piece Bathroom





General Information

EPC - Energy Efficiency Rating: D

Council Tax Band: D

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.

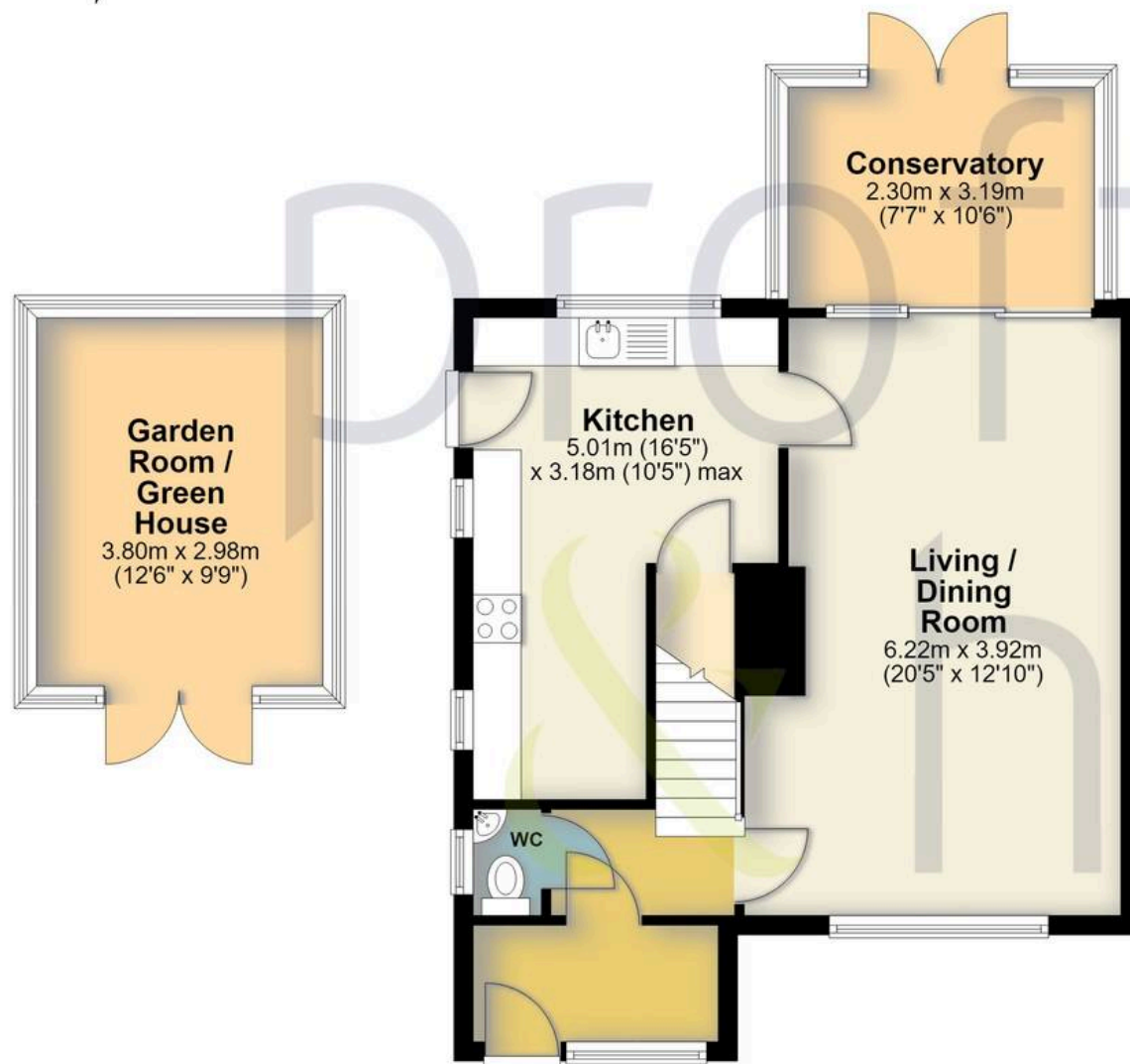






Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



Total area: approx. 106.3 sq. metres (1144.1 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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