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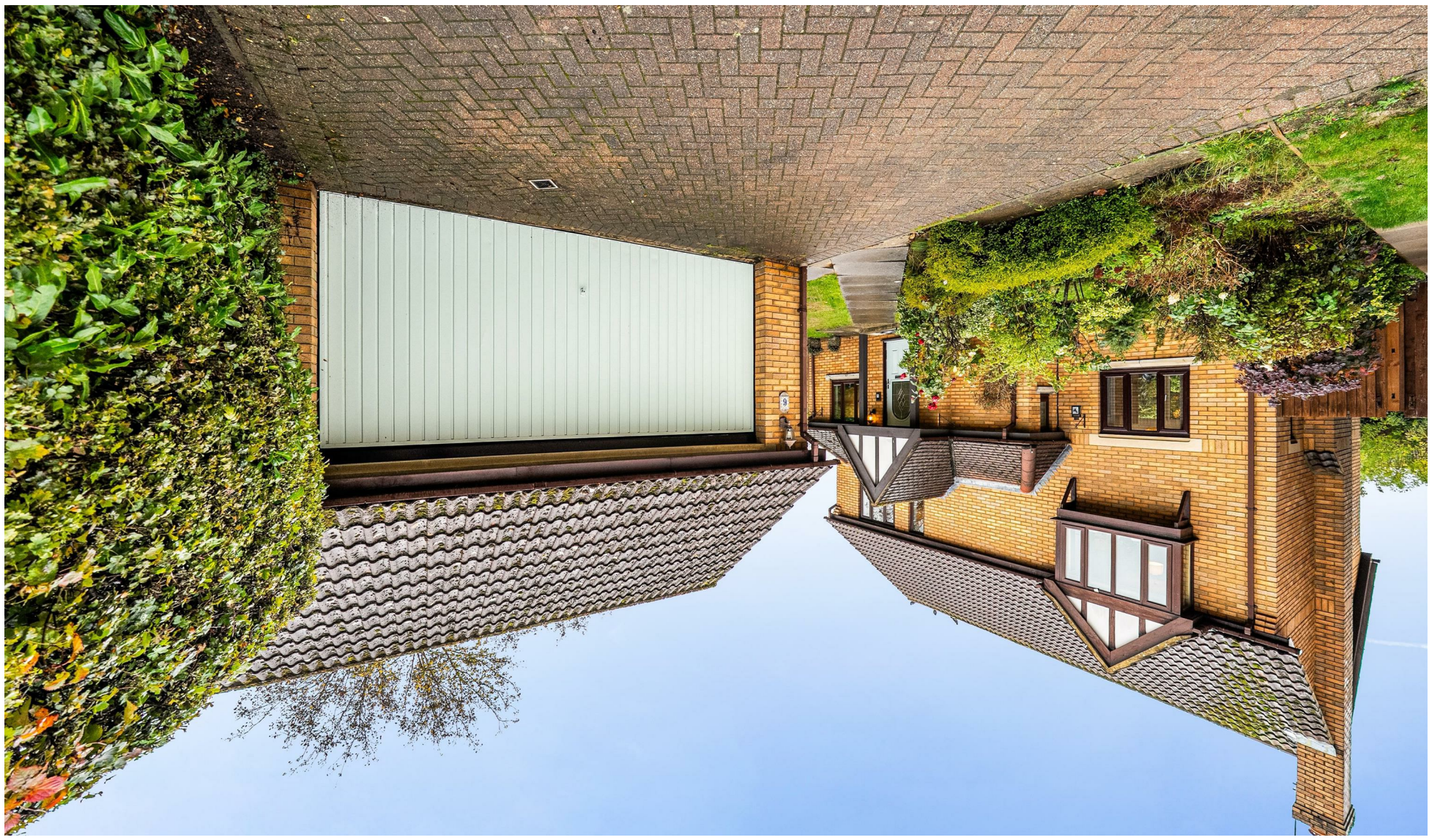
Abbots Langley

GUIDE PRICE £950,000



Temptation comes in many forms...

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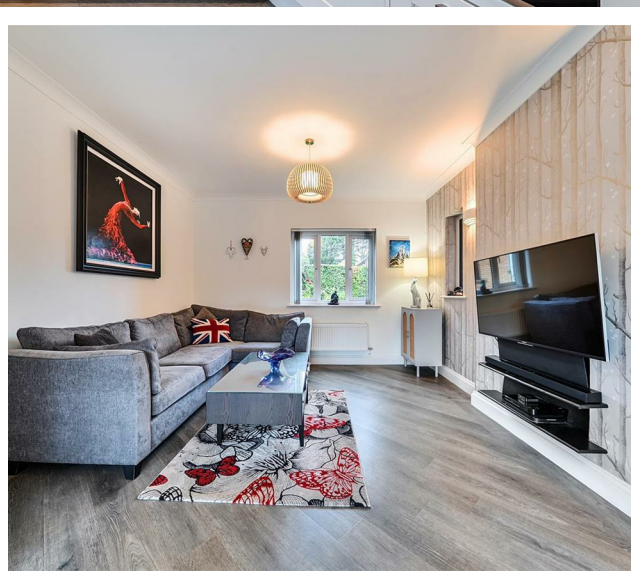
Abbots Langley

GUIDE PRICE

£950,000

Offered for sale presented in immaculate decorative order and boasting a secluded cul-de-sac position with double garage and good size rear garden. The property has an open plan kitchen/dining room with separate living area and dedicated living room and study to the ground floor. The first floor has four bedrooms and two bathrooms. Early enquiries recommended.



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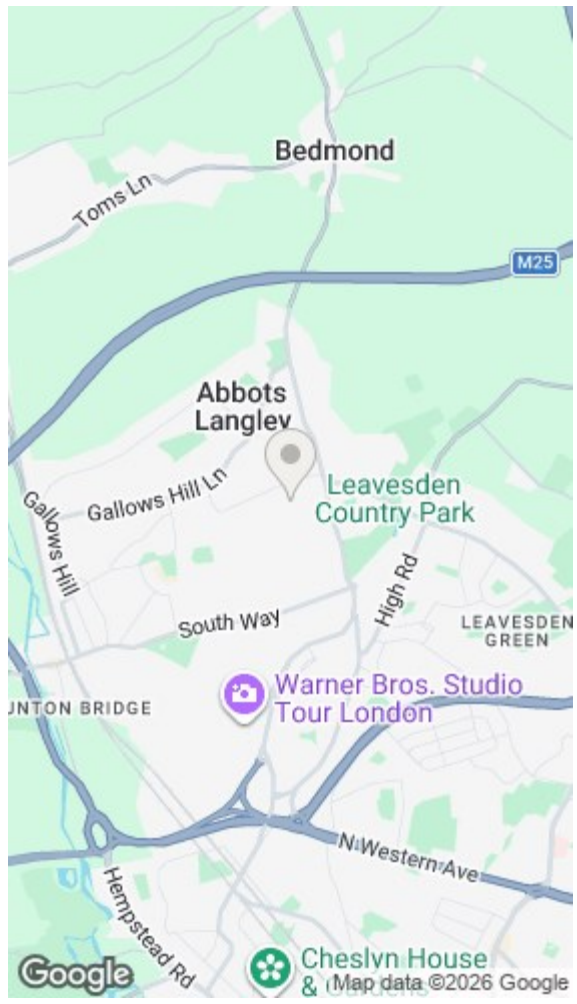
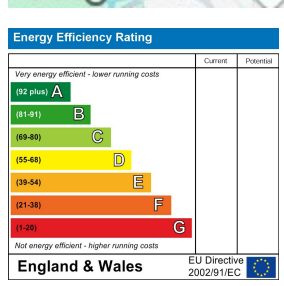
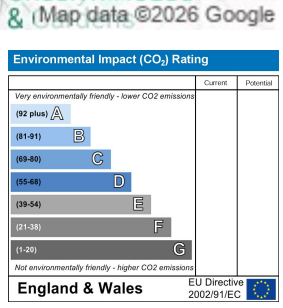
Cherry Hollow, Abbots Langley, WD5

Approximate Area = 1389 sq ft / 129 sq m
Garage = 299 sq ft / 27.7 sq m
Total = 1688 sq ft / 156.7 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Sterling Homes. REF: 1537760







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A beautifully presented 'turn-key' home located in a quiet cul-de-sac close to Abbots Langley village centre.

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Ground Floor
The front door opens to a bright and spacious entrance hall with doors opening to all ground floor accommodation and stairs rising to the first floor. To the front of the property is a study, ideal for working from home. A separate utility room provides space and plumbing for a washing machine and tumble dryer as well as plentiful storage and door leading to the garden. The open-plan kitchen, dining, living room is a wonderful L shaped space filled with light from the bi-fold doors which are the epitome of indoor/outdoor living. The modern, fully fitted kitchen benefits from integrated appliances throughout. The WC completes the ground floor accommodation.

First Floor
The landing provides access to all four bedrooms and the family bathroom. Three bedrooms are generous doubles with the principal bedroom benefitting from built-in wardrobes and an en-suite shower room. The family bathroom has been recently refitted with a white three piece suite.

Outside
The generous drive provides ample parking and leads to a double garage with an up-and-over door as well as power and light and with an electric car charger fitted. The front garden is laid to lawn and is edged with mature borders. A path leads to the front door. The rear garden is incredibly private and secluded and is also laid mainly to lawn with a large patio area directly to the rear of the property.

The Location
Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159).
Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios.
Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead. Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

Agent's Information for Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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