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Abbots Langley

OFFERS IN EXCESS OF £900,000

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Abbots Langley

OFFERS IN EXCESS OF

£900,000

A wonderfully positioned family home, within walking distance to the mainline train station and boasting a 200ft south facing garden, large principal reception room, open plan kitchen/diner with separate utility room, 4 double bedrooms with both ensuite and dressing room to the principal bedroom.

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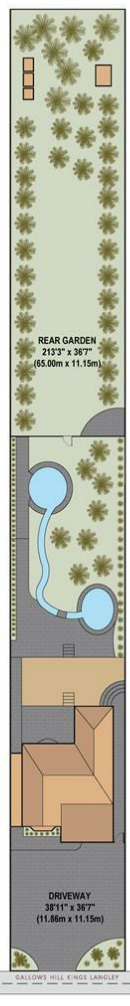

GALLOWS HILL

KINGS LANGLEY

Approximate Gross Internal Floor Area
1546 sq. ft / 143.64 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.
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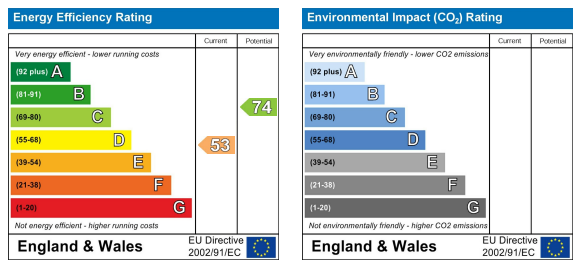

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Offered for sale in immaculate decorative order throughout and with ample driveway parking.

Ground Floor
The front door opens to the porch which leads through to a spacious entrance hall where stairs directly ahead of you rise to the first floor and doors open to the ground floor accommodation. To the right hand side a door opens to a good size utility room which has a window to the front and is fitted with a range of base and eye level units with space and plumbing for automatic washing machine and tumble drier. A door opens to a ground floor cloakroom which is fitted with a white two piece suite. To the left hand side of the entrance hall a door opens to the principal reception room which is dual aspect. Within the principal reception room it a winter living space with a window to the front and wood burning stove and the summer living space where French doors open to the rear. Alongside the stairs is a door that opens to the dedicated dining room which opens directly to the kitchen space where there is a window to the rear, door to the garden and if fitted with a comprehensive range of base and eye level units.

First Floor
The landing area has doors opening to all four double bedrooms and to the luxuriously appointed family bathroom which is fully tiled to the floor and walls and to the panelled bath which independently operated wall mounted shower unit and fitted glass screen over. The floating effect vanity unit has a recessed wash basin and there is a wall mounted heated towel rail. The main bedroom has a large dressing room with ample space for drawers and wardrobes and a window to the rear. From here you walk through to the principal bedroom area which has a window to the rear with commanding views over the Southerly facing gardens. A door opens to a wonderful ensuite shower room which has a double width walk in shower, wall hung wc and floating effect vanity unit with recessed wash basin. The ensuite also has a frosted window to the side.

Outside
A large block paved driveway to the front of the property provides ample driveway parking with a pedestrian gate to the side leading to the rear garden. An undoubted feature of this property is the superb rear garden. Approaching 200ft in length and Southerly facing in aspect there is a raised timber deck to the back of the house which leads to the main part of the garden which is mainly laid to lawn. There are a number of fruit and specimen trees throughout the garden which is fully enclosed by fencing and one section provides a lovely water feature with a small pond in an elevated position leading to a stream where the water cascades down to a second pond.

The Location
Kings Langley is a friendly village with a population of around 5000 nestled in the Hertfordshire countryside, yet only 22 miles from central London, which is easily accessible from the village train station in 25 minutes. A regular bus service runs through the village connecting Watford to Aylesbury. The M25 is also on the doorstep, with Heathrow and Luton airports both being within 25 minutes drive.The village is proud of its nurseries, primary school and secondary school. Further afield are the Watford Grammar Schools and a host of well respected independent schools including Westbrook Hay, York House and Berkhamsted School.

Transport Links
The property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station providing a fast and regular service to London Euston and only a 15 minute drive to underground stations on the Metropolitan line.n Euston and only a 15 minute drive to underground stations on the Metropolitan line.

Agents Information For Buyers
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.

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