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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Abbots Langley

GUIDE PRICE £1,250,000

# Abbots Langley

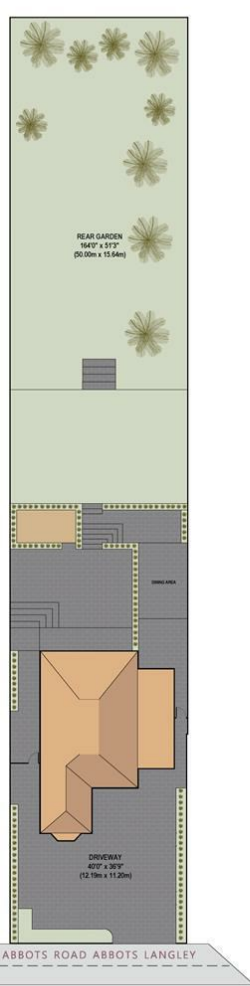
GUIDE PRICE

£1,250,000

Sitting in a Southerly plot of 1/4 of an acre and boasting an exceptionally high specification throughout. A detached family home in excess of 2000 sq ft with a stunning outside entertaining area.



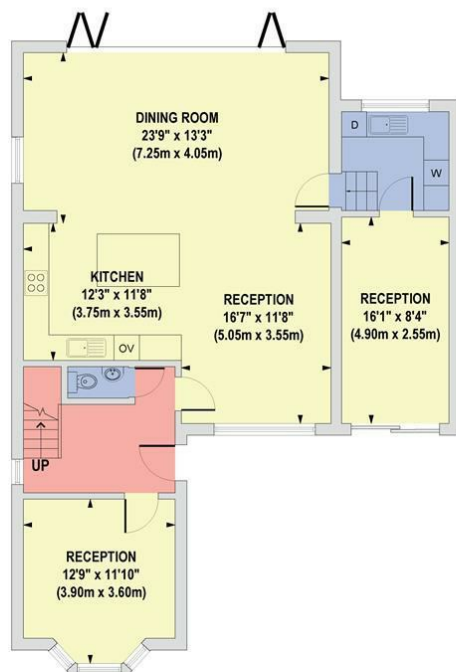
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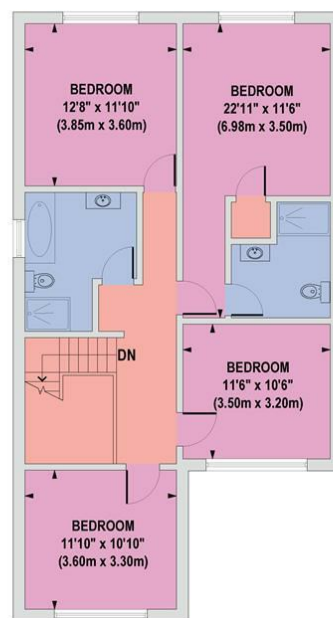
## ABBOTS ROAD

ABBOTS LANGLEY

Approximate Gross Internal Floor Area  
2070 sq. ft / 192.31 sq. m



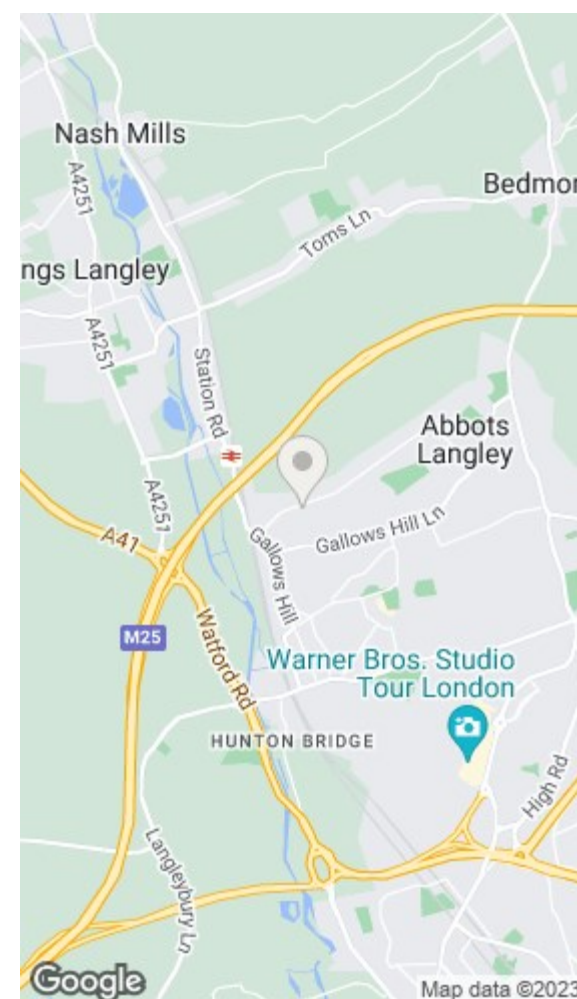
GROUND FLOOR



FIRST FLOOR

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.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	82		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



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If you are looking for a property within walking distance of the High Street & Station and with a plot of 1/4 of an acre - this is for you!!



#### Ground Floor

As soon as you walk through the front door you are immediately struck by the fact the current sellers have equipped this house to the very highest of standards. Directly in-front of you the stairs rise to the first floor landing with windows at both ground and first floor level. There is a ground floor cloakroom just off the entrance hall and a door opening to a dedicated reception room to the left hand side which has full height bay window to the front. To the right hand side a door opens to what can only be described as the most decadent of entertaining spaces - the open plan kitchen/dining/living room. Clearly zoned into three distinct spaces the first area is set up as the living space which has a window to the front. Adjacent to here is the kitchen/breakfast room which has a range of high quality fitted based and eye level units including a host of fitted appliances and a central island breakfast bar area. Passing through this area you are lead to the extensive dining space which is large enough to accommodate even the very largest dining room tables. With bi-folding doors to the rear and a window to the side, natural light floods this space. From here steps take you down to a utility room which has a door opening into a brilliant cinema room.

#### First Floor

The large first floor landing has a hatch opening to the attic space and doors opening to all four double bedrooms. The family bathroom is fitted with a white four piece suite including wall hung wash basin, panelled bath, separate walk in shower cubicle and low level wc. The principal bedroom which has far reaching views over the extensive rear garden also boasts an ensuite shower room with walk in double width shower cubicle.

#### Outside

The impressive nature of the inside of this property continues to the outside. The rear garden is an entertainers paradise. A good size patio area with glass balustrades leads down to a secondary patio area with a flush composite decked area with hot-tub recessed. Steps then leads to the main portion of the garden which is laid to lawn with a variety of mature specimen trees to the boundaries to provide excellent privacy. There is a powder coated stainless steel pergola to the side which is ideal for entertaining since the roof slates electronically open and close to allow the sun in and rain out. To the inside of the pergola is LED lighting and a wall mounted outdoor heater. There are a number of outside power points under the pergola and a wall mounted TV point.

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#### The Location

Abbots Langley is situated within a short drive to both the M25, M1 and A41, hence easy access to Heathrow and Luton airports and sits within the centre of a triangle of towns, St Albans, Watford and Hemel Hempstead with its excellent shopping and dining facilities plus easy access to the Chiltern Hills and some top-class golf courses, at Moor Park, The Grove Hotel and the Centurion courses. All sports generally are well serviced with excellent facilities and thriving junior sectors, Cricket, Rugby, Football, Athletics etc. With the excellent and very professional coaching staff and are feeders from the local schools. Kings Langley mainline station is within walking distance with trains straight into Euston(25mins.)

#### Education In The Area

The village falls within the catchment area of excellent and high achieving schools, from junior to secondary both State schools, Parameters, Watford Girls and Boys Grammer, St Michael's Roman Catholic school, and Independent schools, Abbot's Hill Girls, St Albans Boys and Girls high school, St Columbus College, boys', Haberdasher's, Merchant Taylors, and Aldenham Schools to mention a few For the performing arts Tring Park is just down the A41. These schools have produced some top-class Academics and Sports stars.

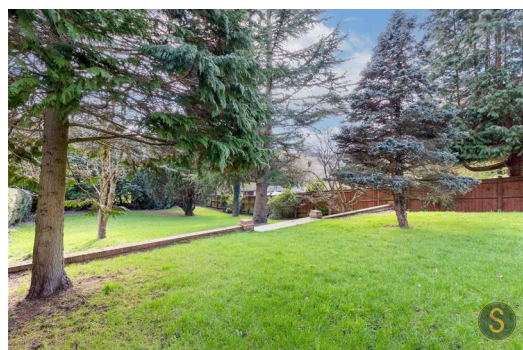
#### Hollywood Comes To Hertfordshire!

Nearby are the Leavesden film studios of Harry Potter fame and now the sequel to the Game of Thrones

#### 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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