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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

OFFERS IN EXCESS OF £650,000

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OFFERS IN EXCESS OF

£650,000

A chance to purchase an exceptionally flexible detached home which still provides ample scope for further enlargement and positioned on a southerly facing plot on this sought after road within walking distance to both the mainline train station and High Street amenities.

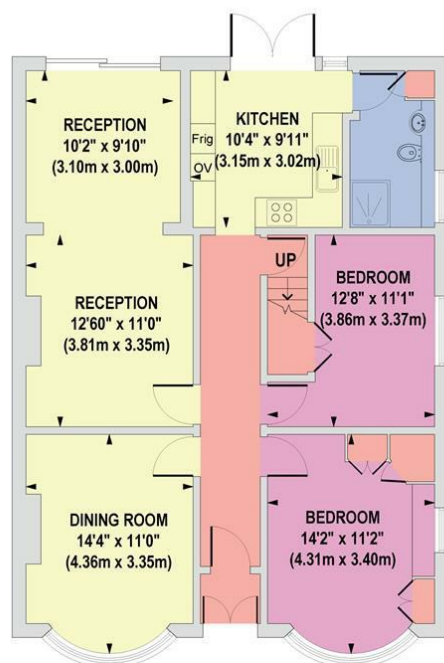
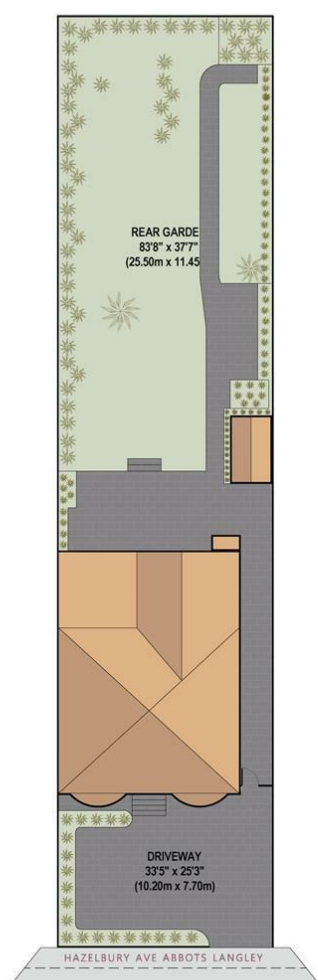


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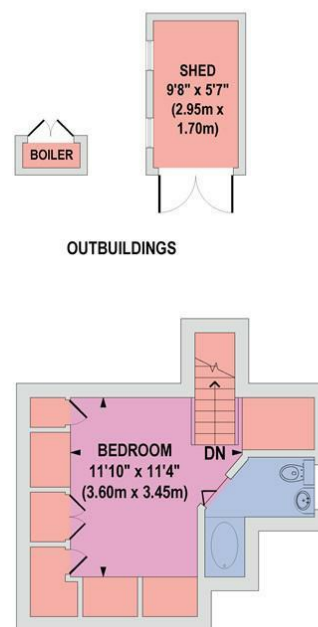
## HAZELBURY AVE

ABBOTS LANGLEY

Approximate Gross Internal Floor Area  
1244 sq. ft / 115.63 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	65	(39-54) E	
(21-38) F	32	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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A southerly facing rear garden, excellent scope to extend (STNP) and situation on a sought after residential road.



**The Property**  
Typically of a chalet bungalow the property offers very flexible and versatile accommodation and can be arranged as either a 4 bedroom 1 reception property or a 3 bedroom 2 reception property. At the front of the property there are 1/2 bedrooms, both having bay windows to the front and a further bedroom which has a window to the side. Moving directly ahead of you to the rear of the ground floor is a refitted kitchen/breakfast room which has been refit with a comprehensive range of base and eye-level units with French doors opening to the rear garden. From here a door opens to a ground floor shower room to serve the bedrooms at this level. An open-plan living/dining room with sliding patio doors opening to the rear garden completes the ground floor. Moving upstairs there is a principal bedroom suite which has ample storage into the eaves and double doors opening to a wonderful ensuite shower room.

**Outside**  
To the front of the property is a characterful block paved driveway enclosed by a low level brick wall and mature boarder. Steps lead to the front door and double doors give access to the rear garden where there is an extensive flagstone patio area directly to the rear of the house and flagstone pathway leading to the rear boundary. Boasting a Southerly facing aspect the garden is an undoubted feature of this family home and is mainly laid to lawn with variety of mature beds and boards to either side boundary and to the rear boundary giving a really private outlook. The rear garden is enclosed by fencing and there is a garden shed and greenhouse to one side.

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#### 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).

#### Hollywood Comes To Hertfordshire

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.

#### Village Amenties

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.

#### Transport Links

Kings Langley mainline station is only a 10 minute walk from the property, 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.

#### 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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