



## 5 Creasy Close

Abbots Langley, WD5 0HS

**Offers In Excess Of £300,000**

Chain Free – 1 Bedroom Cluster Home with Conservatory, Abbots Langley

Located in a quiet residential cul-de-sac within easy reach of Abbots Langley High Street, this beautifully presented one-bedroom cluster home is ideal for first-time buyers, downsizers, or investors.

The property features a bright and spacious open-plan living area leading to a modern fitted kitchen, and a delightful conservatory providing extra living space or a perfect spot for dining and relaxation. Upstairs, there is a well-proportioned double bedroom and a contemporary bathroom.

Outside, the home benefits from a private garden area and allocated parking. Being chain free, the property offers a straightforward and speedy purchase opportunity.

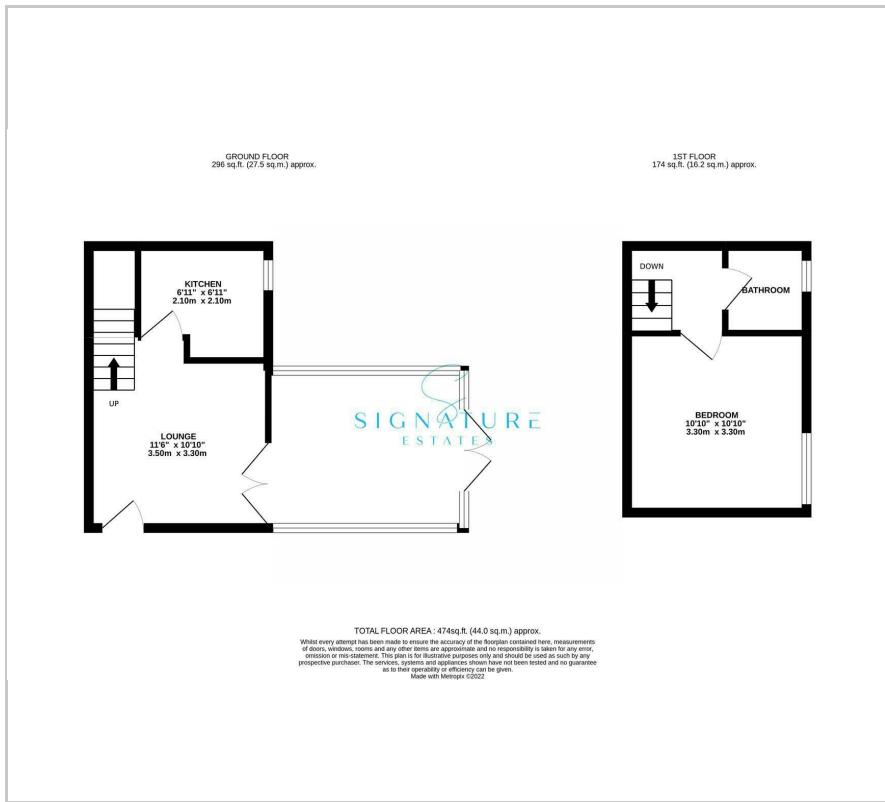
### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Available Chain Free !
- Exceptional 1 Bed Cluster Home
- Spacious Conservatory With Garden Access
- Larger-Than-Average One-Bedroom Freehold House
- Bright Open-Plan Living Area
- Ideal For First-Time Buyers, Couples, Or Downsizers
- Allocated Parking Space
- Easy Access To M25/M1 And Local Train Links
- 2 Minute Walk To Abbots Langley Village



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		90	
(81-91) <b>B</b>		70	
(68-80) <b>C</b>			
(55-68) <b>D</b>			
(38-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			



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