



## 11 Manor House Gardens

Abbots Langley, WD5 0DH

**Offers In Excess Of £730,000**

In the highly sought-after Manor House Gardens, Abbots Langley, this delightful, large, extended four/five bed semi-detached house offers a perfect blend of comfort and style.

Upon entering, you are greeted with spacious reception rooms, each offering a unique atmosphere for relaxation and entertainment. The kitchen is a modern and delightful open-plan space, ideal for family life or entertaining. The rear overlooks a large, sumptuous patio and garden space with workshop, outbuildings and a greenhouse. A distinctive feature of the garden is a rare 'double width' plot, perfect for a very large cabin or garden room.

Bedroom accommodation can be served well on both floors, with the proximity of the ground floor rear garden room/5th bedroom, to the luxury downstairs shower room. Indeed, an 'annexe-style' arrangement is also easily possible.

Every detail in this home has been well thought out, featuring a recently installed boiler/mega-flow system installation, a fully boarded loft space with ladder access, and the useful ground-floor lobby-utility space.

The location of this home is particularly appealing, situated on a peaceful road with a 5 min walk to the village, and only a short stroll from the door to the nearby Manor House Park.

It's a real must-see property!

### Viewing

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

- Large Extended 4/5 Bedroom Semi Detached Property
- Flexible Living Spaces
- Short Walk to Village & Park
- Excellent Condition Throughout
- Large Driveway
- Wonderful Garden Space - Outbuildings
- Walkable distance to Kings Langley Station
- Cul-De- Sac Location
- No Upper Chain
- Double Width Garden Plot



4



2



3



C

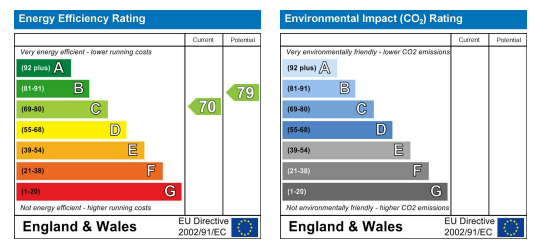
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.