



Hempstead Road, Kings Langley

Guide Price £950,000

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& holt





## Hempstead Road

Kings Langley

This traditional 1920's home has been modernised throughout to a high specification and tastefully decorated by the current owner, incorporating traditional design with elements such as wood panelling, as well as more contemporary features like the bi-fold doors and walk-in wardrobe. The open-plan layout of the house makes this a wonderful home for families and for entertaining, especially with its central location, just a couple of minutes walk from Kings Langley High Street and Schools.

The ground floor is well designed, with a welcoming entrance hall leading you through to all ground floor rooms. The formal sitting room is positioned at the front of the house and boasts a traditional fireplace, plenty of storage and lovely views. Adjacent to this is a further study/bedroom, with a guest WC. To the rear of the house sits the real hub of the home, a wonderful open-plan kitchen/living/dining space which flows out to the garden via a large set of bi-folding doors, which flood the room with light. The kitchen itself is fitted in a sleek modern design with wooden worktops and it boasts plenty of storage and worktop space, as well as a convenient breakfast bar. To the first floor, there are 4 nicely presented bedrooms and a spacious family bathroom with separate bath and shower cubicles. The Master bedroom is a particularly impressive suite, offering a fully fitted walk-in wardrobe, Juliet balcony and en-suite shower room.

Externally, the surprisingly private rear garden has been fully landscaped in a contemporary style, with different levels offering space for seating and for children to play. The inset lighting gives a lovely ambience as the Sun sets, whilst the fully fitted home office is a wonderful place to work. Side access leads you to the front, where is a driveway for multiple vehicles and an EV charging point.

Viewing is highly recommended.



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Kings Langley



Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

- 4/5 Bedroom Detached
- Stones Throw From Kings Langley High Street
- Modernised and Tastefully Decorated Throughout
- Master Bedroom with Walk-In Wardrobe and En-Suite
- Open-Plan Kitchen/Living Space
- Landscaped Rear Garden with Home Office
- Spacious Driveway For Multiple Vehicles
- Downstairs WC





## General Information

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

## Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

## Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

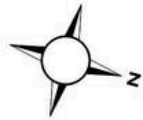
For broadband and mobile speeds see <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





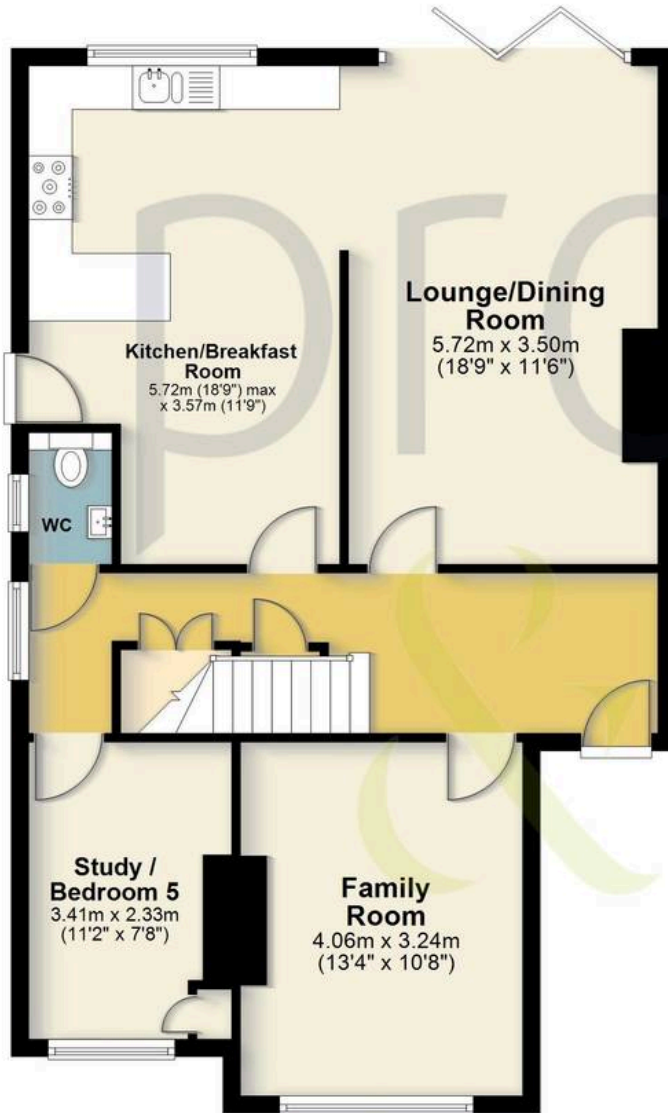






### Ground Floor

Approx. 77.0 sq. metres (829.1 sq. feet)



### First Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



Total area: approx. 156.9 sq. metres (1688.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.





# Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • [strlangleys@proffitt-holt.co.uk](mailto:strlangleys@proffitt-holt.co.uk) • [www.proffitt-holt.co.uk/](http://www.proffitt-holt.co.uk/)

