



Ovaltine Drive, Kings Langley

In Excess of £240,000

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Ovaltine Drive

Kings Langley

Situated within this sought-after canalside development, this spacious and well-presented two double bedroom apartment offers modern living in a highly convenient location, just a short walk from Kings Langley Train Station.

The property features a bright and generous open-plan kitchen/living area, creating an ideal space for both everyday living and entertaining. Both bedrooms are comfortable doubles, while the refitted bathroom has been tastefully updated to a high standard.

Further benefits include allocated parking, a long lease, and attractive surroundings within this popular waterside development.

Perfect for first-time buyers, commuters, or investors alike, this superb apartment combines contemporary accommodation with excellent transport links and local amenities close at hand.





Ovaltine Drive

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. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious Apartment
- Short Walk To Kings Langley Train Station
- 2 Double Bedrooms
- Open-Plan Kitchen/Living
- Allocated Parking
- Canalside Development
- Long Lease
- Refitted Bathroom





General Information Services

For broadband and mobile speeds see:

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

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Energy Performance Certificate - Energy Efficient Rating : C

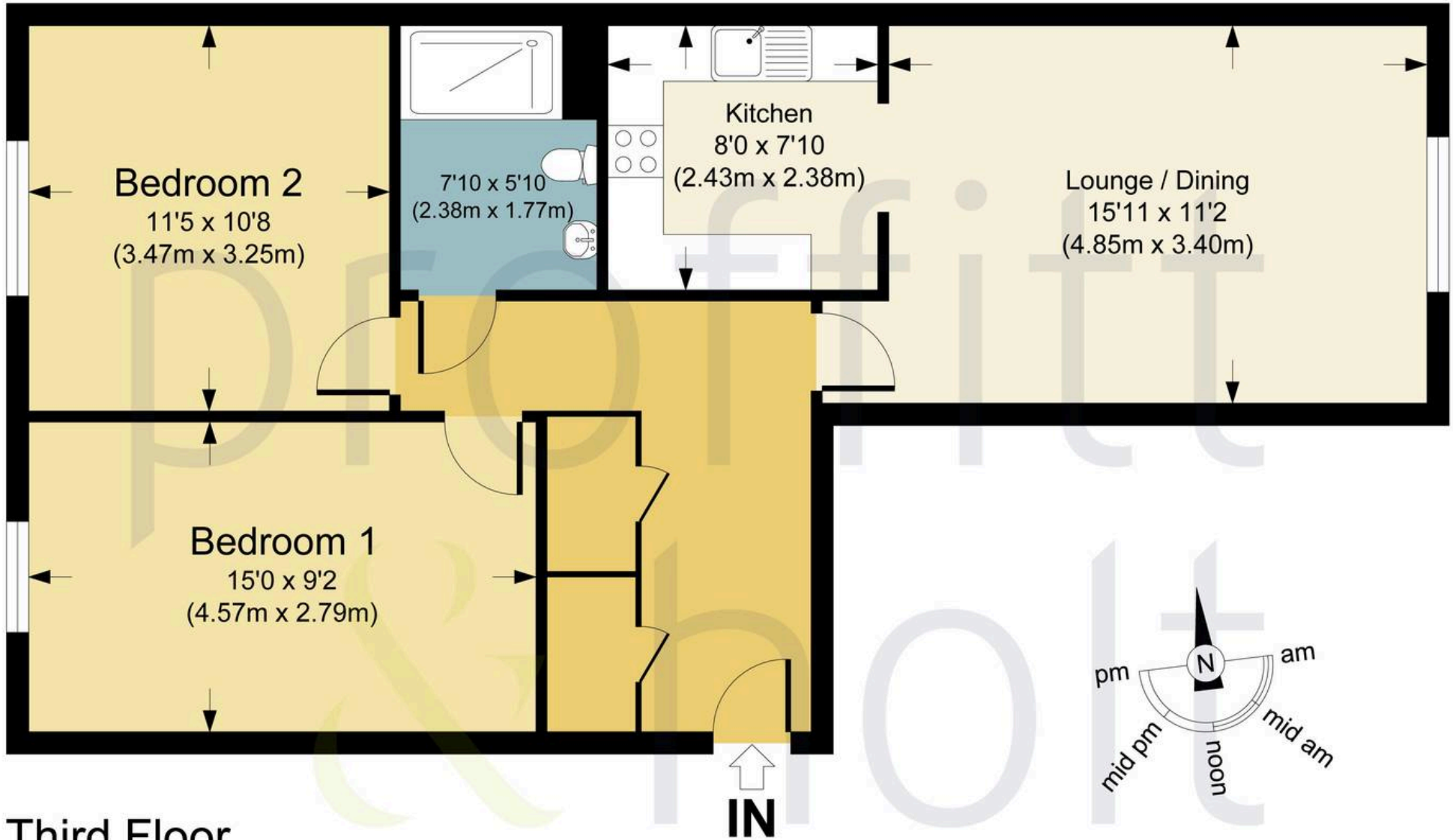
Council Tax Band : D

Fixtures and Fittings

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







Third Floor

OVALTINE DRIVE WD4

APPROX. GROSS INTERNAL FLOOR AREA 685.76 SQ FT / 63.71 SQ M

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

