



Abbots Road, Abbots Langley
£925,000

proffitt
& holt





Abbots Road

Abbots Langley



Nestled on Abbots Langley's most prestigious road, this charming four-bedroom detached family home offers an exceptional opportunity to acquire a character-filled property in a highly sought-after location, just a stones throw from the village centre.

Beautifully combining traditional features with generous and versatile living accommodation, the home is perfectly suited to modern family life. The ground floor offers a selection of flexible reception spaces, ideal for both everyday living and entertaining, together with a convenient downstairs WC. Upstairs, the property boasts four well-proportioned bedrooms, providing comfortable accommodation for families of all sizes.

A standout feature is the impressive rear garden, extending to approximately 130ft and backing directly onto open fields, creating a wonderful sense of privacy and picturesque countryside views. Externally, the property also benefits from a garage store, a private driveway offering ample off-street parking, and attractive front and rear gardens.

Offering enormous scope to personalise or extend (subject to the necessary planning permissions), this delightful home combines character, space and an enviable location, making it a rare opportunity in the heart of Abbots Langley.



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Abbots Langley has a number of local shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Detached Family Home
- Abbots Langley's Most Prestigious Road
- Rear Garden Measuring Approx. 130Ft And Backing On To Fields
- 4 Comfortable Bedrooms
- Traditional Property With Character Features
- Garage Store & Driveway
- Downstairs WC
- Versatile Living Spaces





General Information

EPC - Energy Efficiency Rating: In Progress and to be confirmed

Council Tax Band: F

Tenure: Freehold

Services

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

For broadband and mobile speeds see:

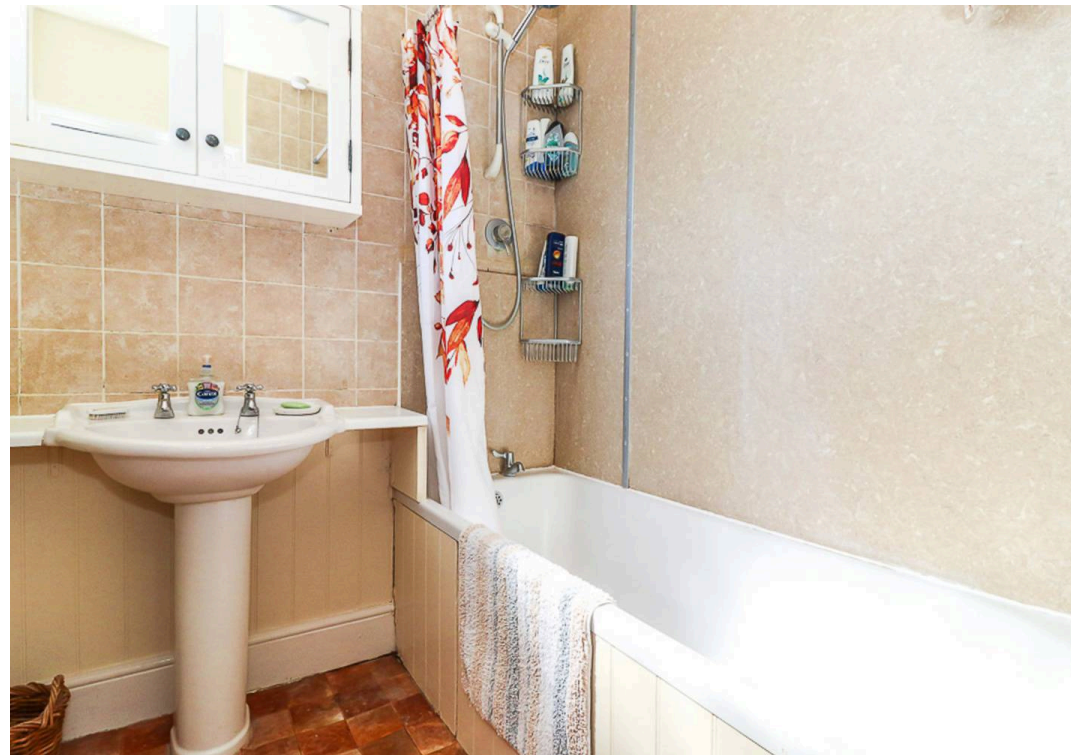
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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









Ground Floor

First Floor

ABBOTS ROAD, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1689.28 SQ FT / 156.94 SQ M.

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