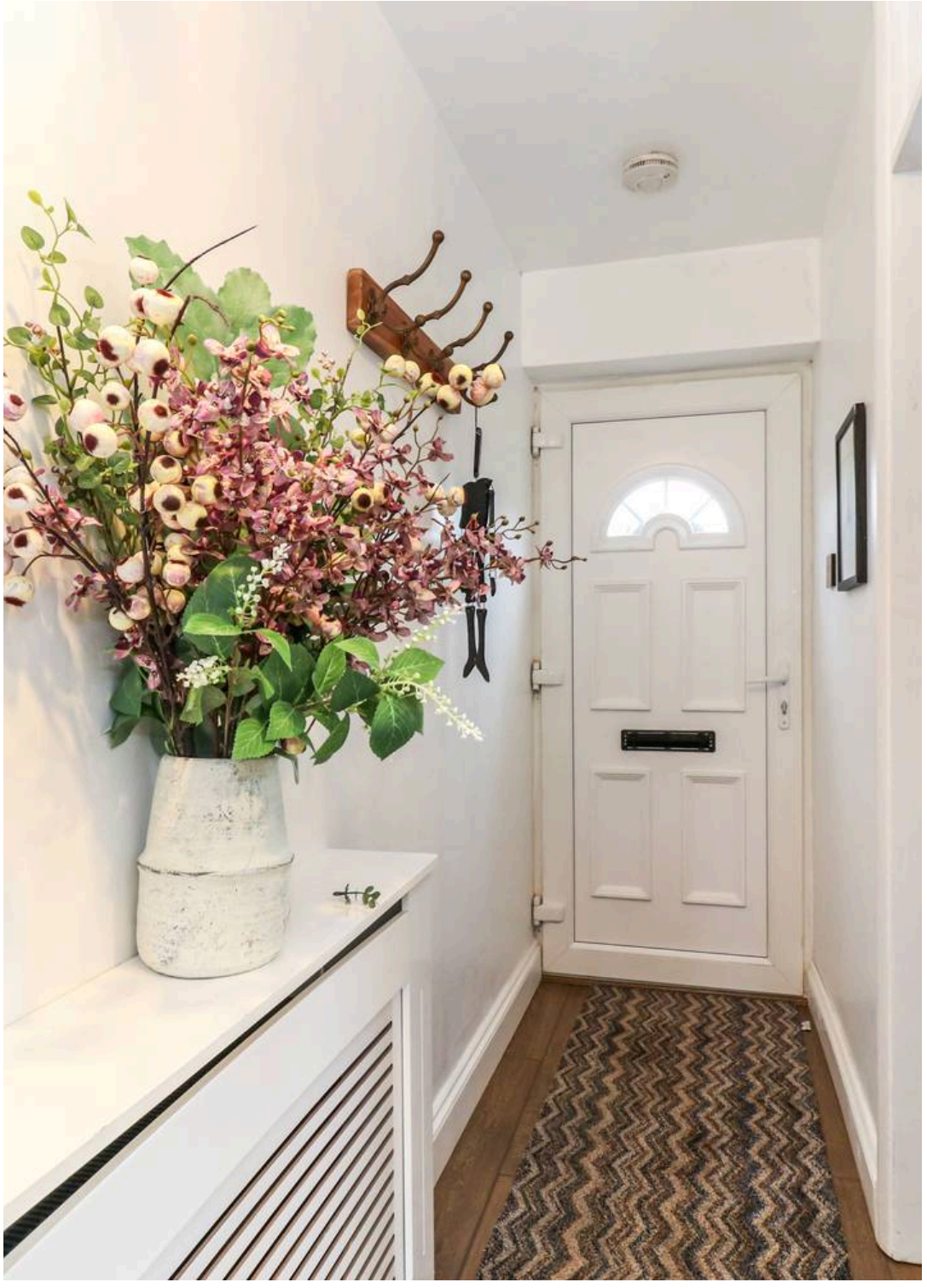
Hempstead Road, Kings Langley

In Excess of **£250,000**

proffitt & holt



Hempstead Road

Kings Langley

We are delighted to introduce this spacious and well-presented two-bedroom first floor maisonette, perfectly positioned in the heart of Kings Langley Village. This appealing property offers an excellent opportunity for first time buyers and investors alike, combining comfortable living with enviable convenience.

The accommodation itself is thoughtfully arranged, featuring two generous double bedrooms that provide ample space for rest and relaxation, both benefitting from large windows that flood the rooms with natural light. The welcoming entrance hall leads you into a bright and airy living room, ideal for both entertaining guests and unwinding after a long day. The kitchen is well-appointed and functional, offering plenty of storage and worktop space, making it easy to prepare meals and enjoy casual dining. The bathroom is tastefully finished, with modern fittings and a clean, contemporary feel. Residents will appreciate the inclusion of a private garage, providing secure parking or valuable additional storage.

The property is situated within easy walking distance of Kings Langley's charming high street, with its array of independent shops, cafes, and essential amenities. Commuters will find Kings Langley Station just a short stroll away, offering direct rail links into London and beyond, while excellent local transport connections make getting around both simple and stress-free. Low service charges add to the property's appeal, ensuring ongoing affordability and making this an even more attractive proposition.

With its combination of generous proportions, sought-after location, and practical features, this maisonette truly stands out as a must-see. Viewing is highly recommended to fully appreciate all that this delightful home has to offer.

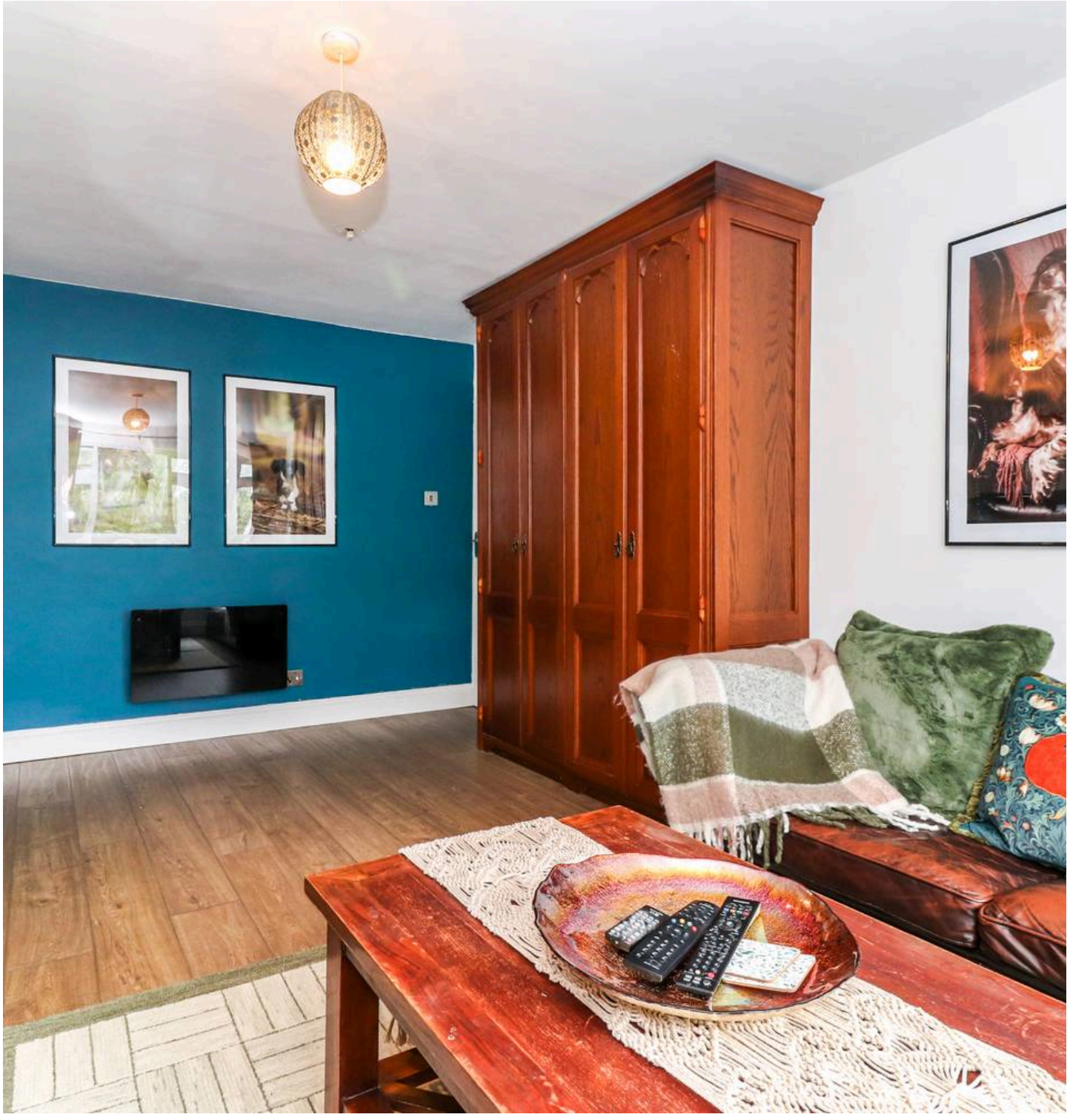
Hempstead Road

Kings Langley

Kings Langley village centre 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 mins) and Junction 20 of the M25 is approximately a distance of one mile.

- Two Double Bedrooms
- First Floor Maisonette
- Kings Langley Village Location
- Walking Distance to Nearby Amenities
- Walking Distance to Kings Langley Station
- Ideal First Time Purchase or Investment Property
- Garage
- Low Charges



General Information

EPC - Energy Efficiency Rating: E

EPC – Environmental Impact Rating: E

Council Tax Band: B

Tenure: Leasehold

Services

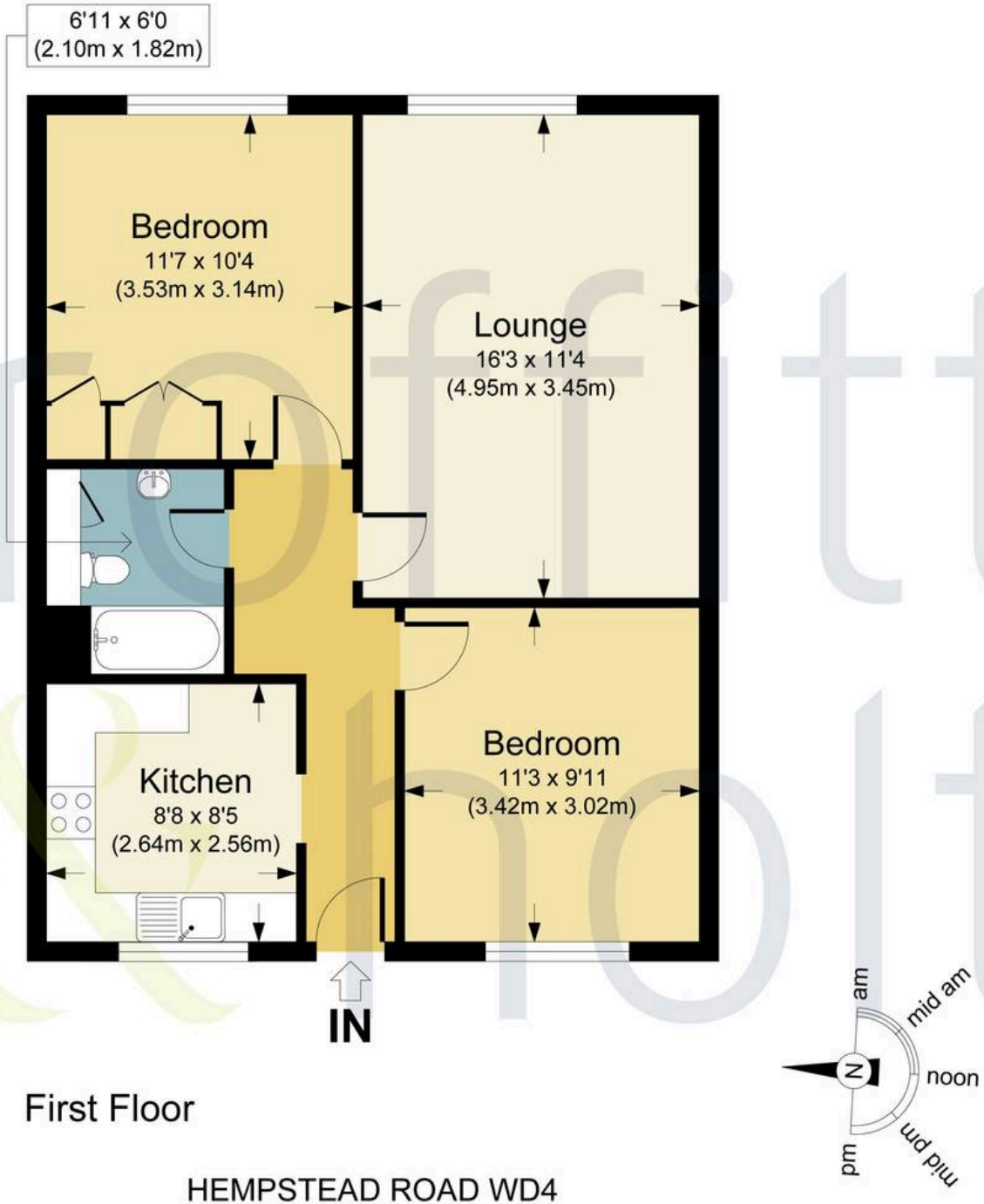
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

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.



First Floor

HEMPSTEAD ROAD WD4

APPROX. GROSS INTERNAL FLOOR AREA 609.88 SQ FT / 56.66 SQ M.

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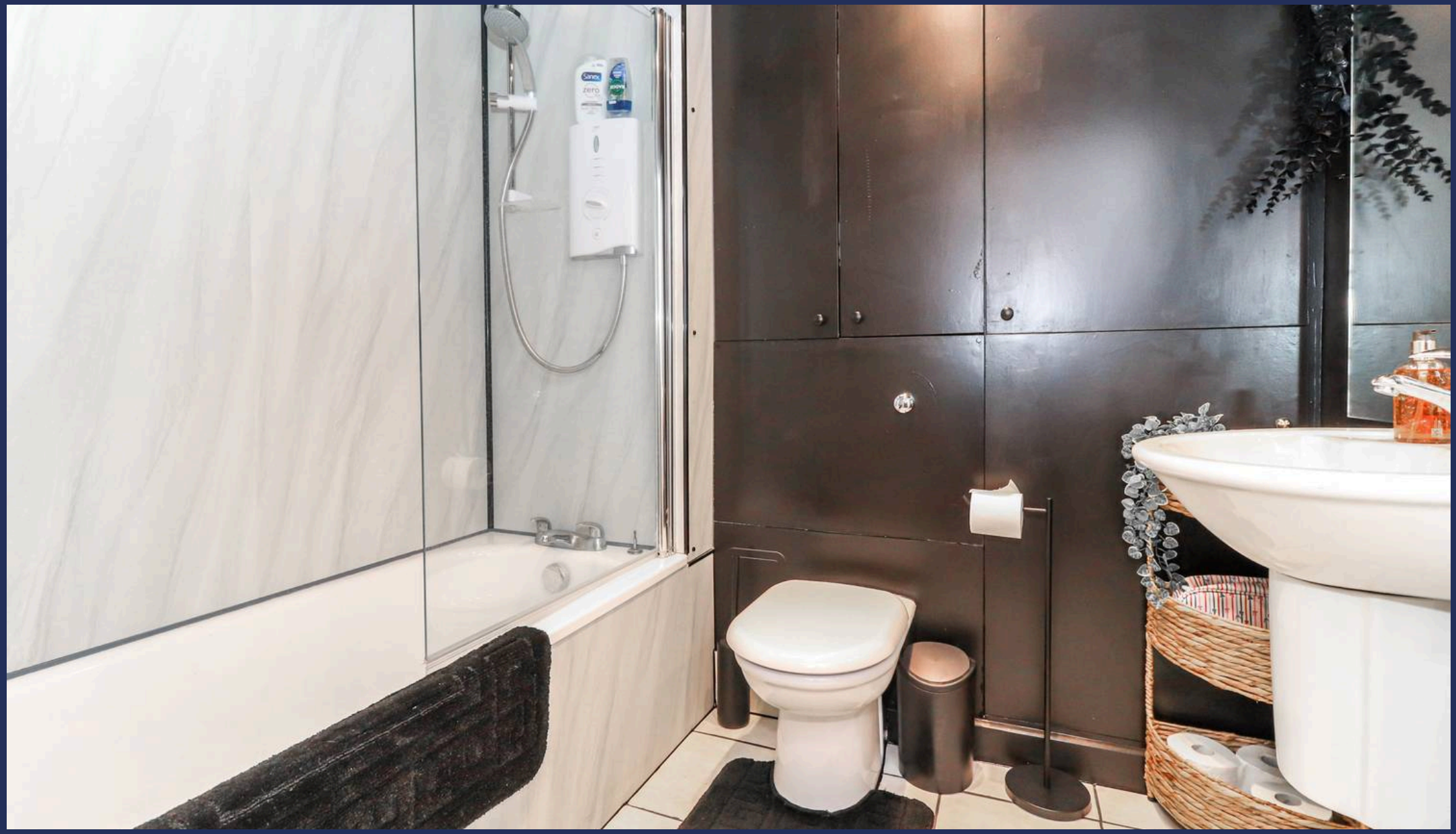

Proffitt & Holt

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