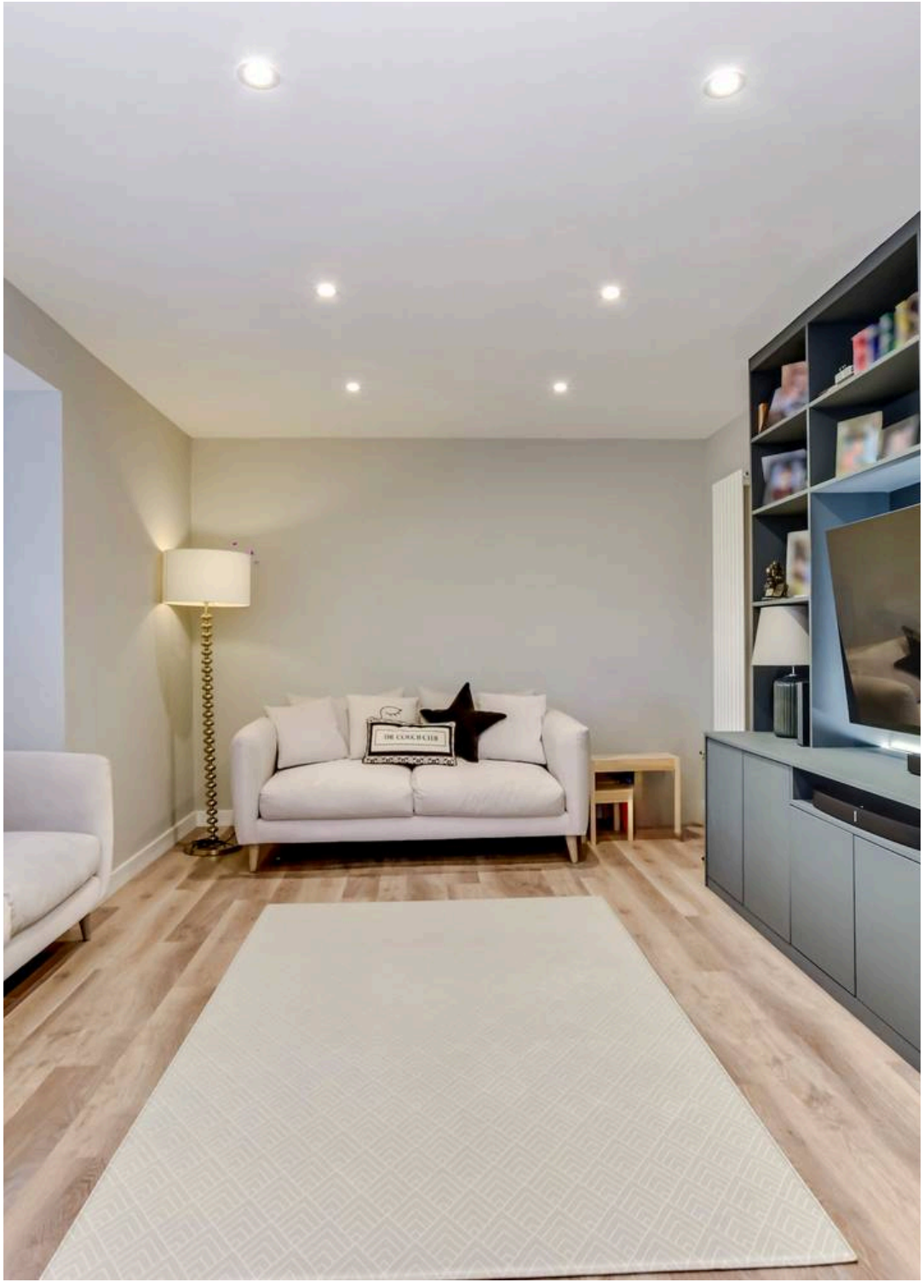


Rectory Farm, Kings Langley

£675,000

proffitt & holt



Rectory Farm

Kings Langley

A beautifully presented three-bedroom detached home, built in 2022 and finished to a high specification throughout, with a number of upgrades. The house is ideally positioned within walking distance of Kings Langley High Street and the mainline train station.

Constructed in 2022, this modern home offers stylish and well-appointed accommodation, perfectly suited to contemporary family living. The spacious dual-aspect living room provides an excellent space to relax and entertain, featuring a bespoke media wall as an attractive focal point. The impressive kitchen-diner offers a contemporary setting for everyday family life, with direct access out to the secluded rear garden.

Further ground-floor benefits include a separate utility room and a convenient cloakroom/WC.

Upstairs, there are three well-proportioned bedrooms, with the master bedroom benefiting from its own en-suite shower room, and a tastefully fitted family bathroom.

Externally, the property continues to impress with a private and secluded rear garden, whilst to the front there is a driveway providing off-street parking for multiple vehicles, complete with an EV charging point. A garage with power provides additional storage or potential for a variety of uses.

Conveniently located for the amenities of Kings Langley High Street and the excellent transport links offered by the mainline station, this is an attractive, modern home offering high-quality accommodation in a highly desirable location.







Rectory Farm

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.

- Walking Distance To Kings Langley High Street And Train Station
- High Specification Throughout
- Master Bedroom With En-Suite
- Dual Aspect Living Room With Bespoke Media Wall
- Kitchen-Diner Leading Out To Garden
- Utility Room Plus WC
- Garage With Power
- Driveway For Multiple Vehicles Plus EV Charger
- Secluded Rear Garden
- 3 Bedroom Detached Home Built in 2022



General Information

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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.












ULTIMATE

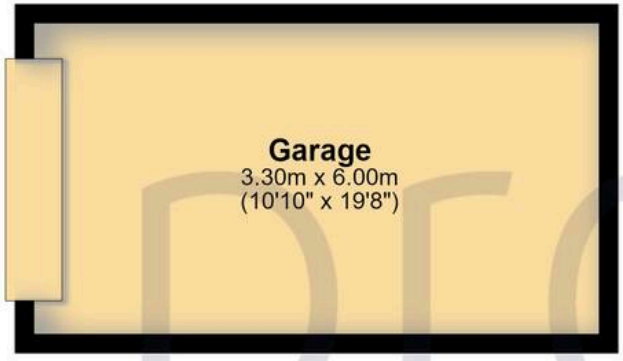






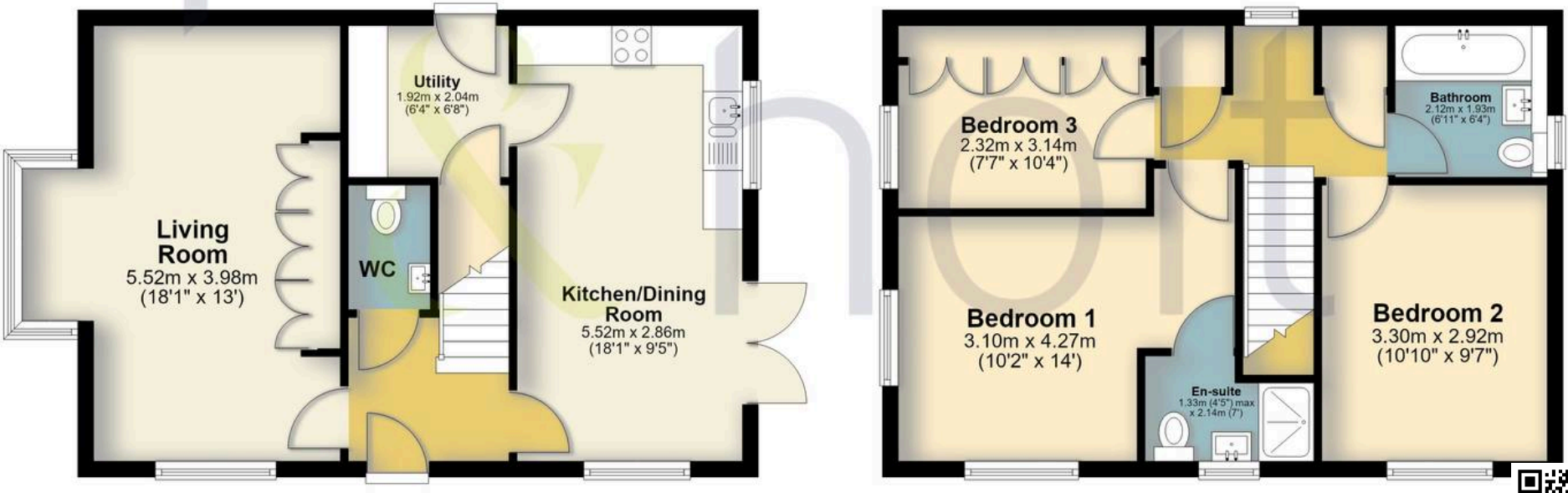
Ground Floor

Approx. 67.0 sq. metres (721.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 112.4 sq. metres (1210.1 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 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS