



Abbey Drive, Abbots Langley
£369,950

proffitt
& holt





Abbey Drive

Abbots Langley

This beautifully presented two bedroom mid-terrace house offers an excellent opportunity for first time buyers or those seeking a comfortable and conveniently located home. The property is thoughtfully arranged and features a modern fitted kitchen, providing ample storage and workspace for every-day living. The spacious lounge offers a welcoming atmosphere, perfect for relaxing or entertaining guests. The tasteful décor throughout provides a low maintenance property.

The main bedroom benefits from fitted wardrobes, offering generous storage solutions and helping to maintain a clutter-free environment. The second bedroom is well-proportioned and suitable for use as a guest room, nursery or home office, depending on your needs. A contemporary bathroom suite serves the upper floor, featuring quality fixtures and a clean, modern finish. The property also includes a garage (ideal for secure parking or additional storage), which is a valuable asset in this popular location. The low maintenance garden provides a pleasant outlook and a private space to enjoy, with minimal upkeep required.

Situated close to a range of shops and amenities, the house is ideally positioned for every-day convenience, with excellent transport links and local services within easy reach. Throughout, the property has been maintained to a high standard, ensuring that new owners can settle in with ease and enjoy everything this inviting home has to offer. Whether you are stepping onto the property ladder for the first time or seeking a well-appointed residence in a sought-after area, this two bedroom terraced house combines comfort, practicality and location to create a truly appealing prospect. Early viewing is highly recommended to fully appreciate the quality and value on offer.



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

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Two Bedroom Mid-Terrace
- Garage
- Modern Fitted Kitchen
- Good Presentation Throughout
- Low Maintenance Garden
- Ideal First Time Buyer Opportunity
- Fitted Wardrobes in Main Bedroom
- Near to Shops & Amenities





General Information

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:

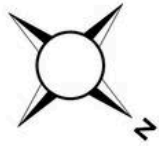
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Fixtures and Fittings

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

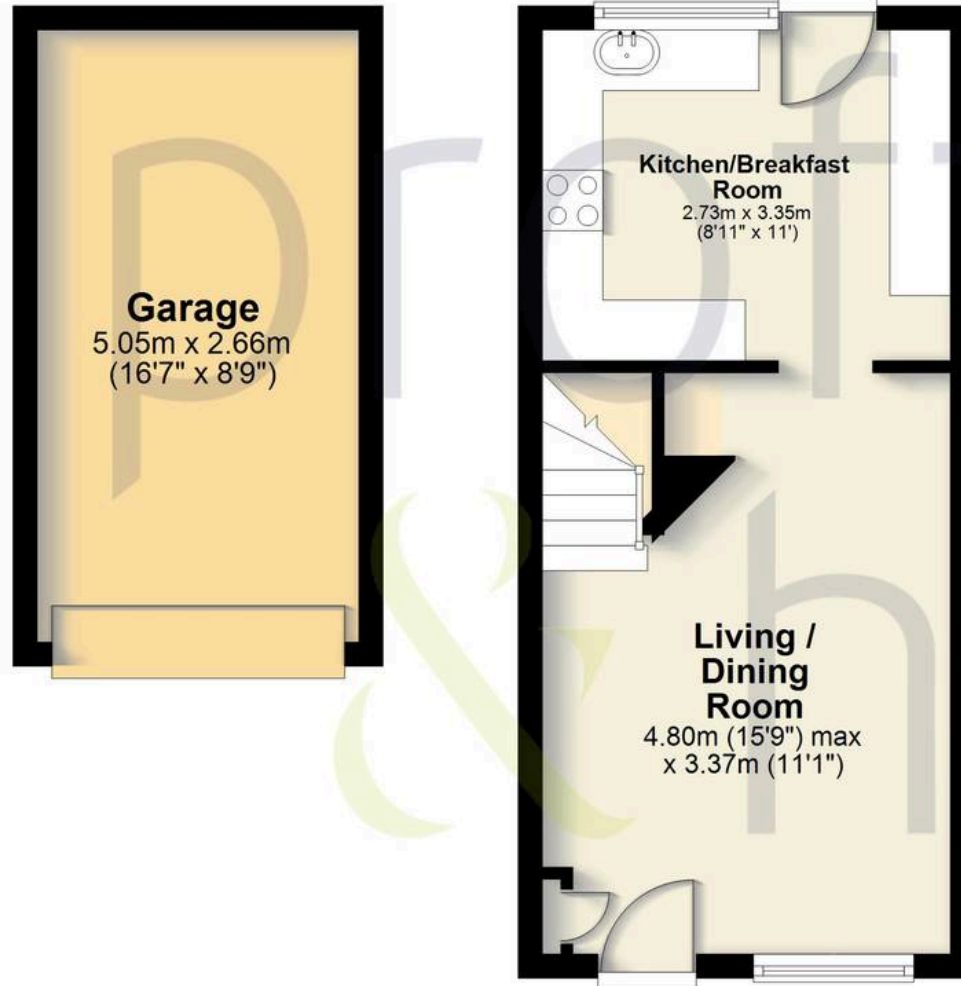






Ground Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.9 sq. feet)



Total area: approx. 65.2 sq. metres (701.6 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

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