



Roman Gardens, Kings Langley

Guide Price £350,000

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& holt





Roman Gardens

Kings Langley

A spacious one bedroom end of terrace house, offered to the market with no upper chain and is ideally positioned within walking distance of Kings Langley mainline Station.

Perfectly suited to first time buyers and investors alike, this charming property offers a versatile and well thought out layout, featuring two spacious reception rooms that provide ample space for both relaxation and entertaining.

The accommodation itself is bright and welcoming, with the ground floor comprising a small entrance which leads to both the family room and the living/dining room. The well-appointed kitchen is fitted with ample wall and base units and has space for appliances. To the first floor, you will find a generous double bedroom with space for wardrobes and additional furnishings, complemented by a stylish bathroom that has been finished to a high standard.

The property further benefits from driveway parking to the front plus an enclosed rear garden, which is mainly laid to lawn and has a small patio area with space for table and chairs; ideal for outside entertaining.

With its excellent location just a short stroll from local shops, amenities and transport links, this home offers a wonderful balance of comfort and convenience.

Viewing is highly recommended to fully appreciate the quality, layout and potential that this delightful end of terrace house has to offer.





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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. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school. There is also a doctors surgery close to the High Street.



- One Bedroom Freehold House
- End of Terrace
- Driveway Parking
- Private Garden
- NO UPPER CHAIN
- Walking Distance to Kings Langley Station
- Ideal Buy to Let or First Time Purchase
- Two Reception Rooms
- Generous Double Bedroom



General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: C

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.

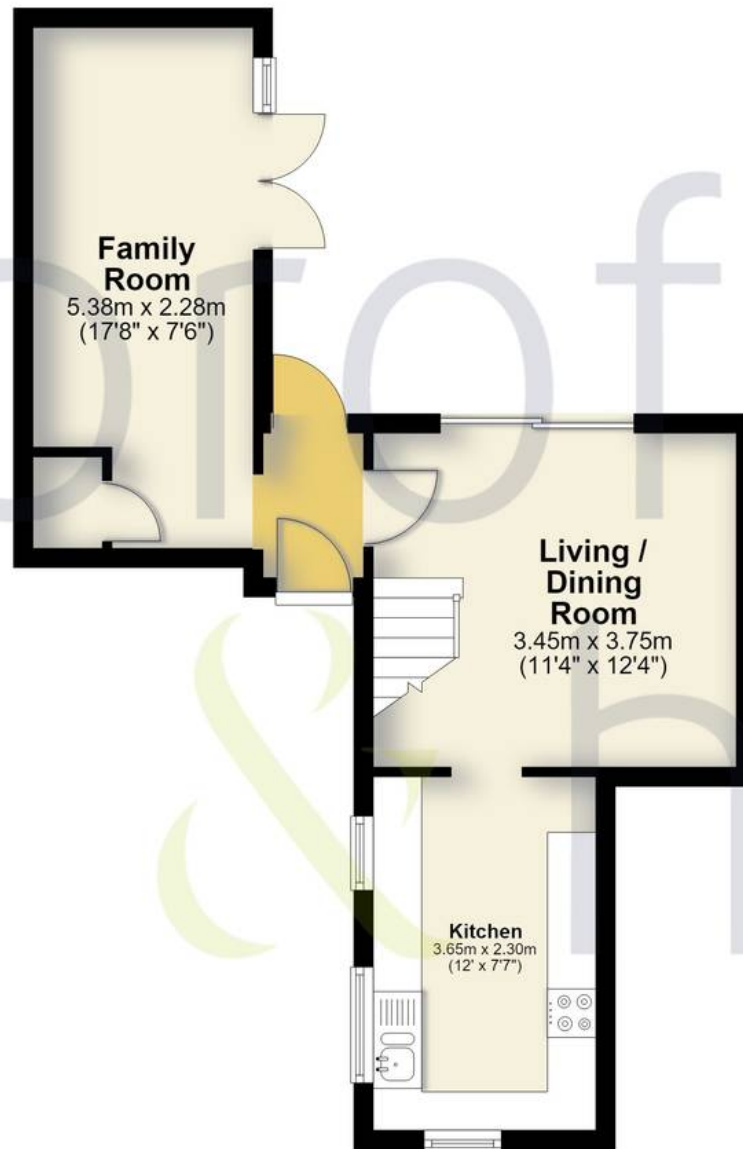






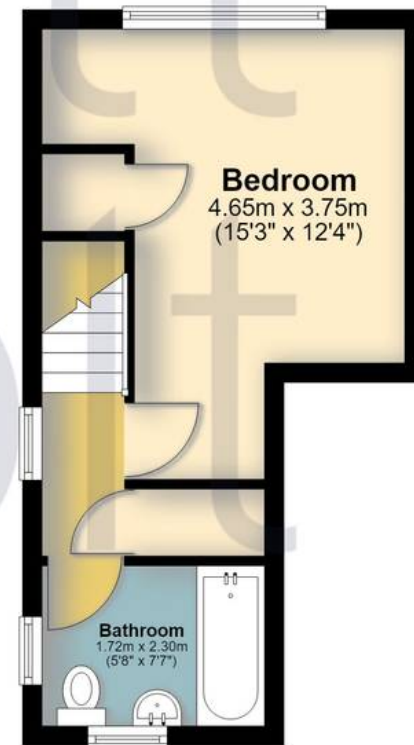
Ground Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



First Floor

Approx. 21.8 sq. metres (234.9 sq. feet)



Total area: approx. 57.5 sq. metres (618.5 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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