



Parnell Close, Abbots Langley

In Excess of **£525,000**

proffitt
& holt





Parnell Close

Abbots Langley

Available immediately is this high-specification, energy efficient, new build home. Situated on a quiet cul-de-sac, this semi-detached home is well positioned within just a couple of minutes walk from the popular Abbots Langley Primary School and High Street.

Entering into a welcoming entrance hall with storage cupboard and guest WC, doors take you to both the kitchen and the dual aspect living room, which flows out to the garden. The kitchen itself has been tastefully fitted in a contemporary design, with handleless drawers and cupboards. There are a range of integrated appliances, as well as natural stone worktops and upstands. To the first floor, there are 2 double bedrooms and a family bathroom which has been fitted with stylish marble tiles. Stairs rise again to the first floor, where there is an additional double bedroom with WC and large storage cupboard.

Externally, there is a low maintenance rear garden with lawned space and a South-facing patio area. Side access takes you to the front of the house, where there is off street parking for multiple vehicles.

Further benefits include:

- 10 Year Warranty
- Electric Vehicle Charging Point
- Air Source Heat Pump
- Wooden Herringbone Floors Throughout The Ground Floor
- Underfloor Heating
- Cat 6 Wi-Fi

PLEASE NOTE: Whilst the property appears to be detached on the advert and this brochure, an adjoining semi-detached home of a similar design is in the process of being constructed. Please call to discuss this in further detail.



Parnell Close

Abbots Langley

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 St Albans, Watford and Hemel Hempstead are within a short drive. 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.

Tenure: Freehold

EPC Energy Efficiency Rating: B

Council Tax Band: E

- SEMI-DETACHED
- High Quality New Build Home
- Available Immediately
- Driveway For Multiple Vehicles
- 3 Double Bedrooms
- Air Source Heat Pump
- Very Energy Efficient
- Short Walk To Abbots Langley School and High Street
- Quiet Cul-De-Sac
- 10 Year Guarantee





For broadband and mobile speeds see:

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

General Information

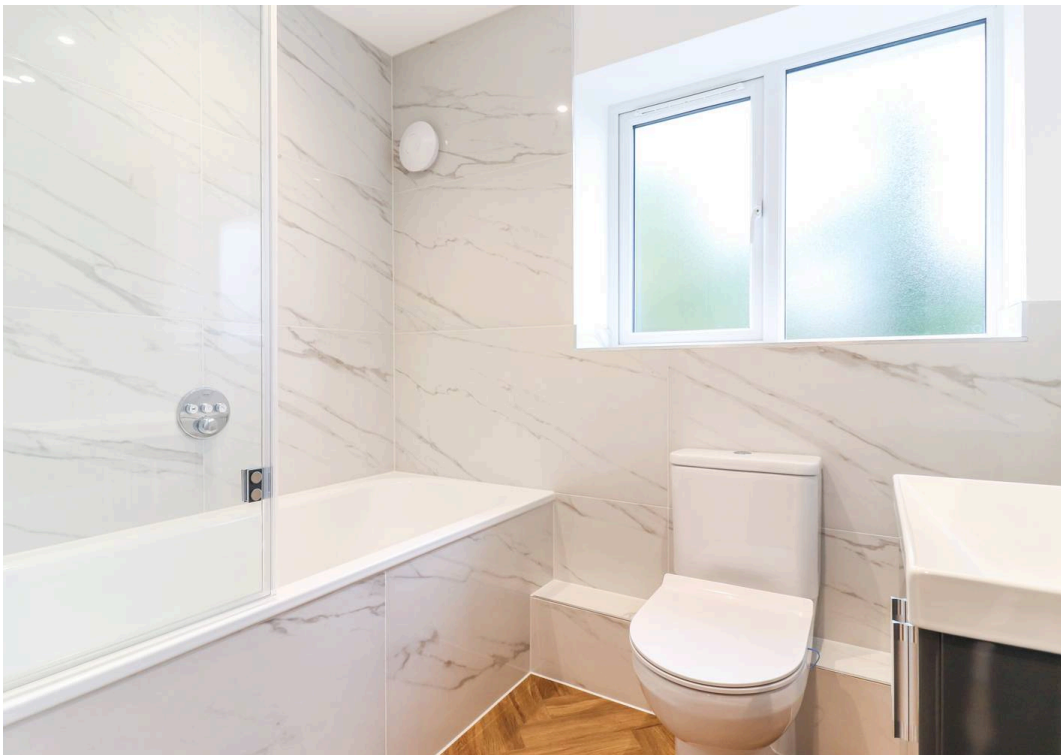
Services

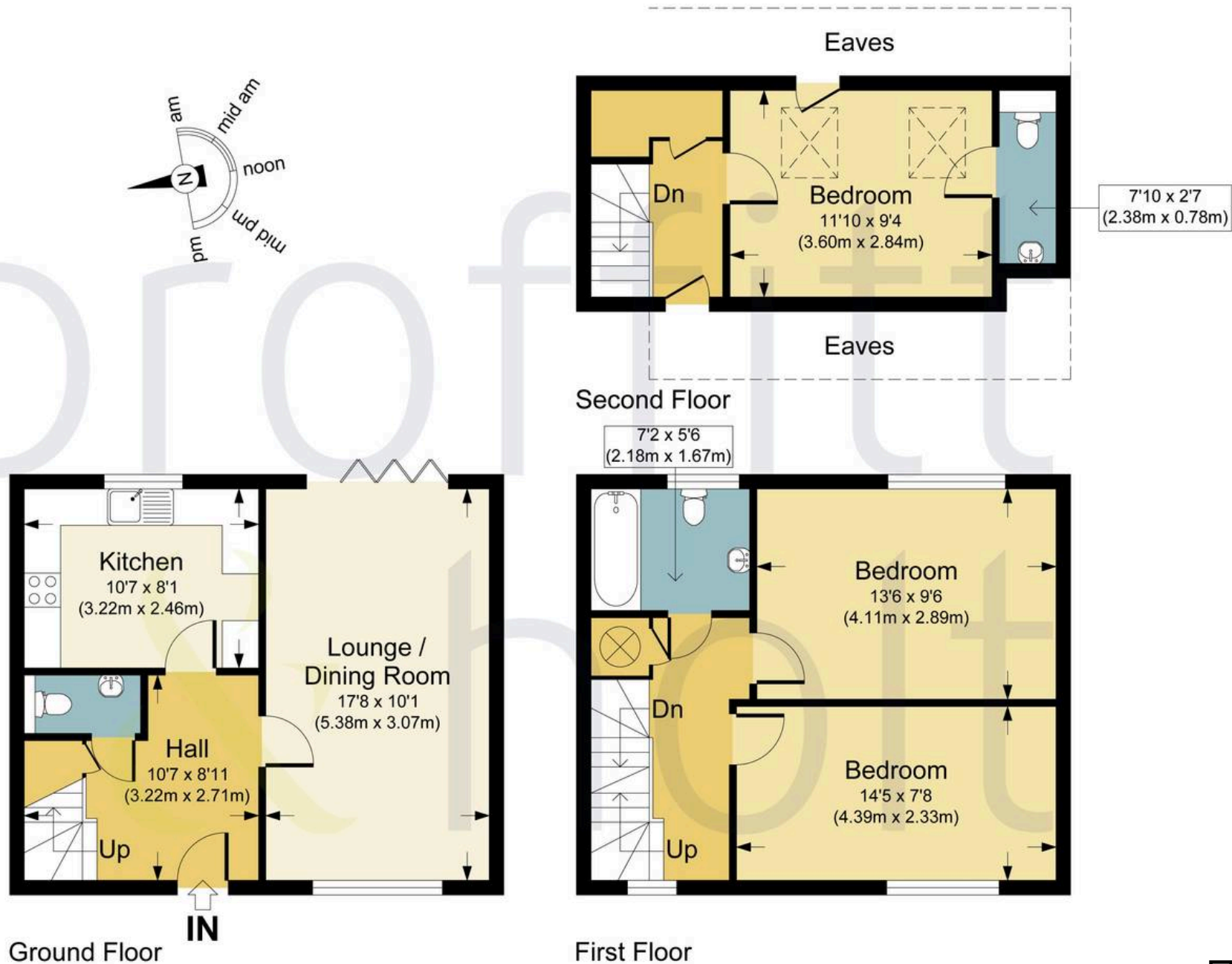
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







PARNELL CLOSE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 931.07 SQ FT / 86.50 SQ M.

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