

Magnolia Avenue, Abbots Langley

In Excess of £550,000

proffitt & holt



Magnolia Avenue

Abbots Langley

Situated within a popular cul-de-sac bordering the highly regarded Leavesden Country Park, this well-presented three-bedroom house offers spacious and versatile accommodation, together with off-street parking for two vehicles and a private rear garden.

The ground floor comprises two generous reception rooms, providing excellent flexibility for both family living and entertaining, along with a downstairs W/C and a well-appointed kitchen.

Upstairs, there are three well-proportioned bedrooms, with two benefiting from built-in wardrobes, as well as a family bathroom.

Externally, the property features off-street parking for two cars to the front, while the private rear garden provides a pleasant outdoor space.

Offered to the market with **no upper chain**, this property is ideally suited to families and buyers looking for a well-maintained home in a quiet residential setting, while being conveniently positioned for the open spaces of Leavesden Country Park.







Magnolia Avenue

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 Watford and Hemel Hempstead are within a drive of approximately three miles.

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 approximately two miles distance.

- No Upper Chain
- 2 Spacious Reception Rooms
- Off Street Parking For 2 Cars
- Popular Cul-De-Sac Bordering Leavesden Country Park
- Private Rear Garden
- Downstairs W/C
- 3 Bedrooms - 2 With Built-In Wardrobes
- Well Presented Throughout



General Information

EPC - Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: E

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

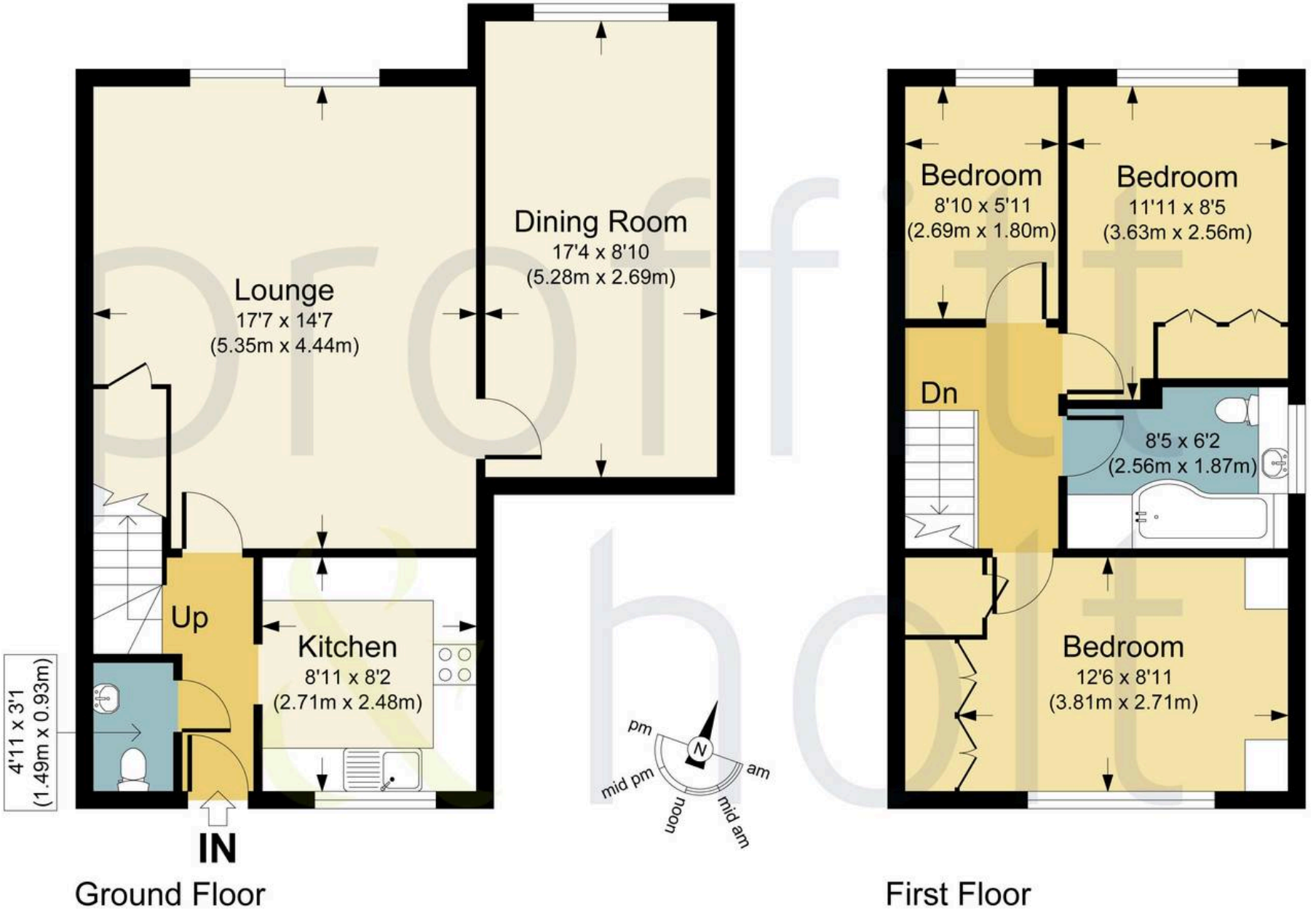
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











MAGNOLIA AVENUE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 937.75 SQ FT / 87.12 SQ M.

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Proffitt & Holt

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