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Abbots Langley

GUIDE PRICE £350,000



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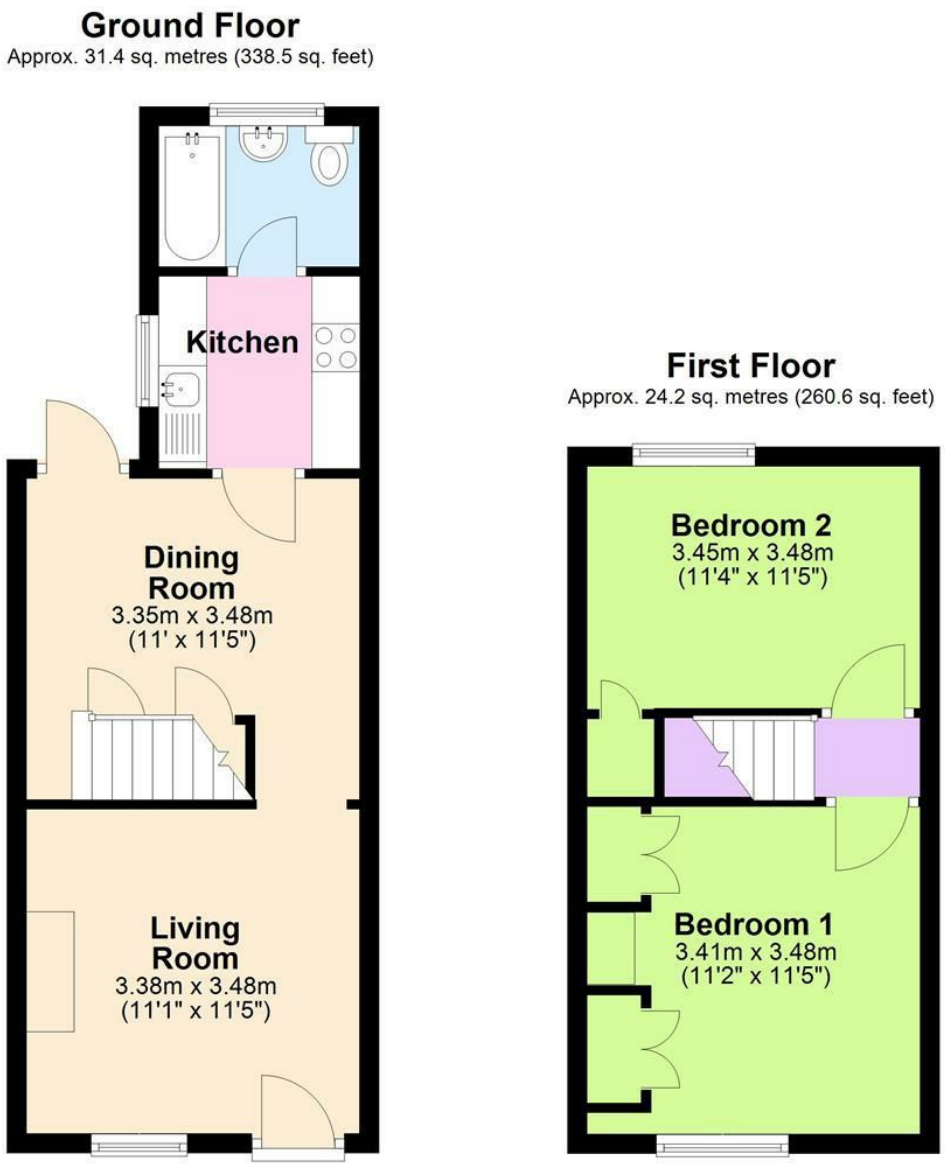
Situated in the heart of the village and within easy walking distance of the High Street is this charming two bedroom character cottage. Offered to the market in need of modernisation, the property offers great potential to extend or convert the loft space (STPP). With two double bedrooms, two reception rooms and a good sized garden, the property is ideal for first time buyers, or as a buy-to-let investment.



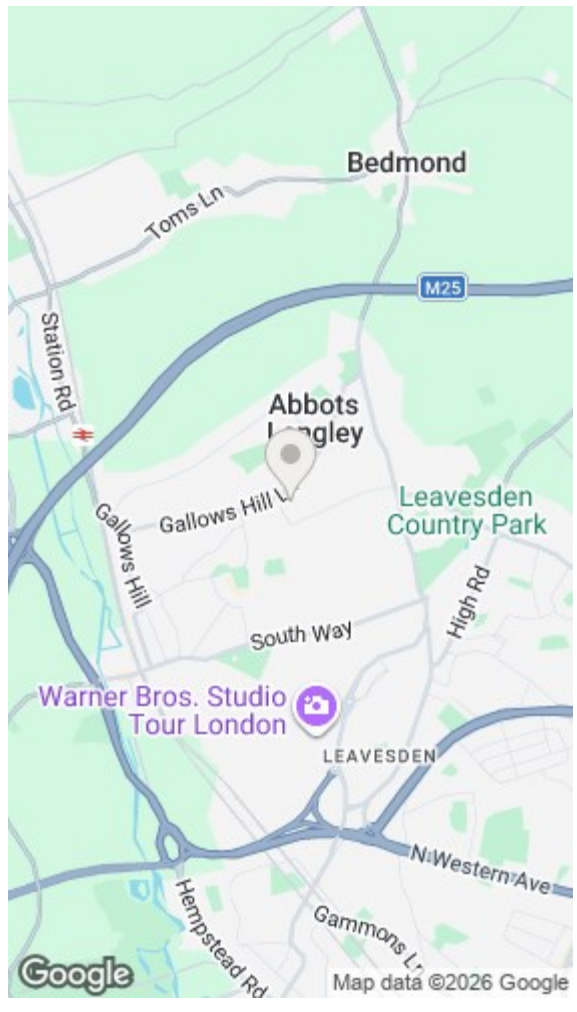


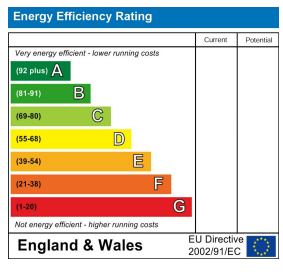


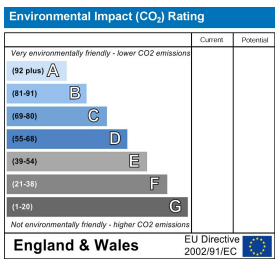
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Total area: approx. 55.7 sq. metres (599.0 sq. feet)







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A charming two double bedroom character cottage in the heart of Abbots Langley





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Ground Floor
On entering the property you find yourself in the light-filled Living Room. From here an opening leads through to the Dining Room which has stairs rising to the first floor, a door leading to the rear garden and a door opening to the kitchen which is fitted with space for appliances. From the kitchen a door opens to the bathroom which is fitted with a three piece suite.

First Floor
The landing has doors opening to both bedrooms which are both doubles and a hatch giving access to the loft which has excellent scope to convert STNP.

Outside
The rear garden is laid mostly to lawn and is edged by mature borders. A timber shed is at the bottom of the garden and a patio area is to the rear of the property. The front garden is laid to paving slabs and is enclosed by a low level wall.

The Location
Abbots Langley is the home to the only Englishman to ever become Pope. Nicholas Breakspeare was born in Abbots Langley in approximately 1100. He became Pope Adrian IV (1154 -1159). Abbots Langley is on the door step to the famous Leavesden Studios, where many classic movies were made such as Star Wars, James Bond and Sherlock Holmes. Leavesden is also the home to Harry Potter and Harry Potter World, the movies were also filmed here at the studios. Our village has a choice of local shops, schools, restaurants, delicatessens, banks and public houses, for the commuter there is a bus service to town centres of both Watford and Hemel Hempstead.
Kings Langley mainline station is only a short drive from the property while Watford Junction is also close by, Junction 20 of the M25 is two miles and Junction 6 of the M1 is three miles. All distances are measured approximately from our office.

Agent's Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
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