



Castles

Belham Road
Kings Langley, Hertfordshire WD4 8BX

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OIEO
£700,000
(Freehold)

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This charming three/four-bedroom semi-detached family home is located on the quiet and peaceful east-side of Kings Langley.



This property offers the perfect blend of comfort, convenience, and potential for expansion, making it an ideal choice for families seeking a versatile living space. As you approach the home, you'll notice a well-maintained front driveway, providing ample space for parking multiple vehicles.

Upon entering, you are greeted by a warm and inviting atmosphere. The ground floor boasts a spacious and thoughtfully designed layout, featuring a separate kitchen/breakfast room and living room. The kitchen is fully equipped with modern appliances, providing the perfect space for culinary creations and family gatherings. The conservatory offers a dedicated area for sharing meals and creating lasting memories.

One of the standout features of this property is the potential for expansion. Subject to planning permission, the loft and side of the home offer the opportunity to create additional living space. This flexibility allows you to adapt the house to suit your family's evolving needs and preferences, ensuring that it remains a comfortable and accommodating space for years to come.

The first floor of the home is comprised of three well-proportioned bedrooms, providing ample room for family members or guests. Downstairs boasts a flexible space that could either serve as a fourth bedroom, home office or playroom. Additionally, a downstairs WC adds convenience and ease to your daily routine.

Stepping outside, you'll be enchanted by the west-facing landscaped garden. Here, you can soak up the sun and enjoy alfresco dining. The garden is an ideal place for children to play, and it offers great potential for gardening enthusiasts to exercise their green thumbs.

Specifications

THREE/FOUR BEDROOM
SEMI-DETACHED
MODERN KITCHEN
VERSATILE LAYOUT
POTENTIAL TO EXTEND
CONSERVATORY
WEST FACING GARDEN
DOWNSTAIRS WC
OFF STREET PARKING



You will enjoy spending your evenings in this secluded and sunny, westerly facing garden



A little about the corner of the world we call home...

Located 20 miles from Central London, Kings Langley is a well-regarded village with historical roots. Dating back to Norman times, the village lies to the south of the Chiltern Hills and is a good commuting distance away from London.

The local high street has a range of independent and boutique retailers, as well as a great selection of coffee shops, delis and restaurants. The larger shopping areas and supermarkets of Hemel Hempstead, St Albans and Watford are only a short drive away. Lying north of the M25, Kings Langley is close to both the M1 and the dual carriageway to Tring. It's a part of the London commuter

belt, benefiting from speedy train links into the capital (20 – 30 minutes journey). Regular local buses service Kings Langley, allowing for easy access to the nearby Hertfordshire towns and villages.

You can find plenty of green spaces, including Cassiobury Park and Longspring Wood. Slightly further afield you can find the picturesque Whippendell Woods and impressive Cheslyn stately home and gardens. The Chiltern Hills are only a short drive away and are worth exploring at the weekend.

Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

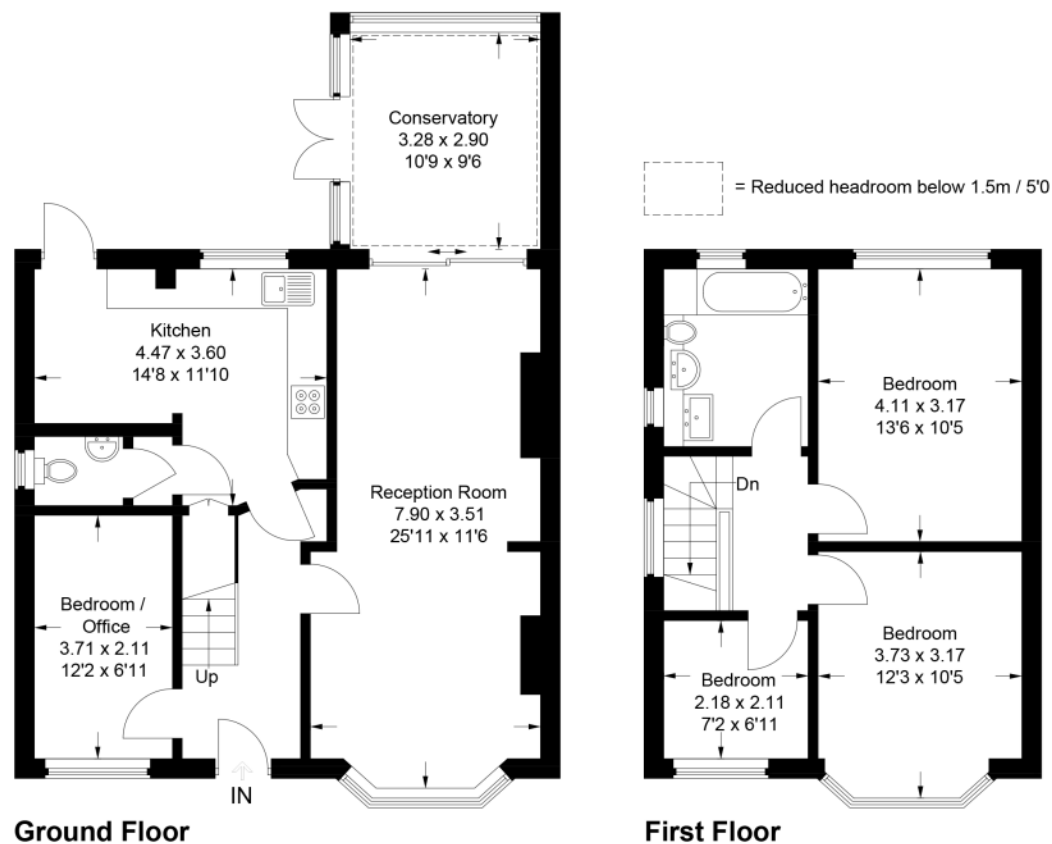
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

Council Tax Band: E

EPC Rating: D

Approximate Gross Internal Area
Ground Floor = 69.1 sq m / 744 sq ft
First Floor = 41.9 sq m / 451 sq ft
Total = 111.0 sq m / 1,195 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

www.castlesestateagents.co.uk



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