



Castles

Great Park  
Kings Langley, WD4 8EG



Welcome to this charming THREE BEDROOM terraced house, a true gem nestled in the peaceful road of Great Park located just off the village high street.



3



1



1



2

As you step inside, you're greeted by an inviting entrance hall that sets the tone for the entire home. To the right, you'll find the spacious lounge and formal dining area, a perfect spot for entertaining guests or enjoying family gatherings. The large windows here allow natural double aspect light to flood in, creating a warm and welcoming atmosphere. Moving straight on from the hallway, you enter the heart of the home - the well-appointed kitchen. Located at the back of the property, it offers a delightful view of the enchanting garden. The kitchen is not just a practical space for culinary endeavours but also a place where you can savour your morning coffee while enjoying the greenery outside.

Upstairs, you'll discover three generously-sized bedrooms, providing ample space for your family's needs. Each bedroom boasts its unique charm, with plenty of room for your personal touch in terms of décor and style. A modern family bathroom adds convenience and functionality to the upper level. One of the standout features of this property is its impeccable condition. It's move-in ready, ensuring you can settle in without the need for immediate renovations or updates. This house has been lovingly maintained for many years, making it an ideal choice for those seeking a hassle-free transition into their new home. Located in a peaceful neighbourhood, this property is perfect for a starting family which makes it an attractive opportunity for those looking to establish their roots in a wonderful community. This home is a testament to comfortable living with a touch of elegance. Don't miss the chance to make this delightful property your own. It's more than just a house; it's a place where cherished memories are waiting to be created.

#### Specifications

THREE BEDROOM HOUSE  
MAJESTIC GARDEN  
IDEAL LOCATION  
BRIGHT LOUNGE  
FORMAL DINING AREA  
WELL-APPOINTED  
KITCHEN  
FAMILY BATHROOM  
MOVE-IN READY  
CLOSE TO LOCAL  
AMENITIES



The south-facing garden not only offers a picturesque backdrop but also provides a private and serene retreat.



#### **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:** D

**EPC Rating:** C

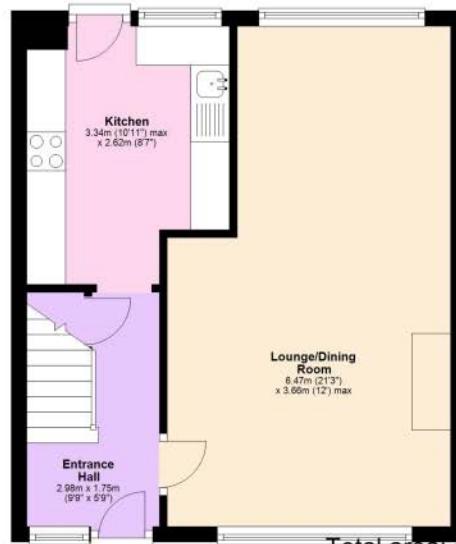
### Outbuilding

Approx. 4.8 sq. metres (52.0 sq. feet)



### Ground Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 78.8 sq. metres (848.0 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

### First Floor

Approx. 38.5 sq. metres (414.6 sq. feet)



**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](http://www.castlesestateagents.co.uk)



# Castles