



Castles

Langley Hill
Kings Langley, Hertfordshire, WD4 9HE



Welcome to this spacious and inviting THREE BEDROOM GROUND FLOOR maisonette, offering comfortable and convenient living. As you step inside, you are greeted by a generously sized entrance hall that sets the tone for the rest of the property.



To the left at the end of the hallway, you'll discover the heart of the home - a combined living room and kitchen area. This open-concept space is perfect for both relaxation and entertaining. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere. On cooler evenings, you can cosy up to the fireplace, adding a touch of charm and comfort to the space. The kitchen is well-appointed and offers modern appliances with a hint of character theme making meal preparation a breeze. From this living area, you have convenient access to the garden through double doors. Adjacent to the living area, you will find two spacious double bedrooms, both offering ample closet space and plenty of room for various furniture arrangements. These bedrooms are well-suited for a growing family or guests. The third bedroom is a comfortable single bedroom, providing flexibility for use as a home office, nursery, or guest room, depending on your needs. While this maisonette may require some cosmetic updates, it is fully functional and ready for you to make it your own. With your personal touches and style, you can transform it into a cosy and modern retreat. Externally, the property offers a garage, which can be used as a convenient storage space for your belongings. Additionally, residents benefit from parking facilities at the front of the property, ensuring that you always have a secure place to park. This ground floor maisonette presents a rare opportunity to enjoy comfortable living in a well-located and spacious property.

Specifications

THREE BEDROOMS
CLOSE TO AMENITIES
SHARE OF FREEHOLD
GROUND FLOOR
GARAGE
LARGE GARDEN
INVITING VILLAGE FEEL



The garden provides an enchanting outdoor retreat, ideal for enjoying the fresh air, gardening, or hosting gatherings with family and friends.



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.

Ground Floor

Main area: approx. 89.6 sq. metres (964.1 sq. feet)
Plus outbuildings, approx. 13.1 sq. metres (141.2 sq. feet)



Tenure: Freehold

Council Tax Band: C

EPC Rating: D

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Plus outbuildings, approx. 13.1 sq. metres (141.2 sq. feet)

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

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