



Castles

SUMMERHOUSE WAY
Abbots Langley, Hertfordshire, WD5 0DX

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Offers in Excess of
£750,000
(Freehold)

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Welcome to this stunning semi-detached home, where modern elegance meets spacious comfort. Located in the desired village of Abbots Langley Castles are pleased to present this SIX BEDROOM family home.



Externally the property has OFF STREET PARKING for multiple vehicles and space for many visitors both on and off street. As you step through the front door, you're greeted by a porch area with an accessible downstairs wc to the side, which leads onto the inviting entrance hall. To the left of the hall the dining room awaits, perfect for hosting formal dining events and creating lasting memories with loved ones. Continuing through the hallway, you'll discover the heart of the home, the expansive L-shaped lounge room, offering ample space for relaxation and entertainment is perfect for everyday families, within this room you have your log burning fireplace which really creates the homely feel and emphasises those cozy nights in when the weather gets cold.

Specifications

SIX BEDROOM-
SEMI-DETACHED HOME
LARGE KITCHEN
BREAKFAST ROOM
TWO RECEPTION ROOMS
DOWNSTAIRS WC
LARGE PRIVATE REAR
GARDEN
MASTER BEDROOM-
WITH ENSUITE
UTILITY ROOM
OUTBUILDING/
CONVERTED GYM ROOM
LOGBURNING FIREPLACE

Heading left of the lounge a door leads seamlessly into the modern kitchen breakfast area, where culinary delights are crafted amidst contemporary fittings and fixtures. This room is perfect for hosting gatherings and giving you further dining and dinner parties. Just off the breakfast room you have a separate utility room for white goods and further storage. Ascending to the first floor, you'll find FOUR generously proportioned bedrooms, each offering a serene retreat from the bustle of everyday life. The master bedroom boasts its own ENSUITE large in size, providing a luxurious sanctuary for rest and rejuvenation. A family bathroom completes this floor, ensuring convenience for all occupants. Venturing up to the second floor, you'll uncover two additional bedrooms, adorned with eaves storage, adding functionality to the space.

Outside, a sprawling garden beckons, offering a verdant oasis for outdoor entertainment and relaxation

A patio area provides the ideal spot for al fresco dining or basking in the sun's warmth. An outhouse, repurposed as a gym and garden room, offers the opportunity for fitness enthusiasts to pursue their wellness goals in the comfort of home. With its harmonious blend of contemporary style, spacious living areas, and outdoor tranquillity, this semi-detached home presents a truly exceptional living experience for discerning homeowners. This home is situated in a very desirable part of Abbots Langley offering easy access to all the conveniences including transport, schools, and leisure facilities. The local BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute while the proximity to the local high street means shopping, leisure and other facilities are close to hand.







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

Abbots Langley is an old settlement with a rich history, dating back to 1045. Kings Langley station is on the edge of the village, offering regular services into London that take about half an hour. The village also has excellent motorway links. The M25 passes directly through the parish, and the M1 is very close, just to the east side. The Grand Union Canal runs through the village, offering great water connections to major UK cities, such as Leicester, Birmingham, and Nottingham.

For keen Harry Potter fans, just a five minute-drive away from the village is the Leavesden studio tour – one of the most popular tourist

attractions in the country. It includes a behind-the scenes tour of the film sets and props used in the making of the movies. Lovers of green space are served well by Leavesden Country Park, which offers more than 27 hectares to explore, including a football pitch, tennis courts, a kids' play area and an outdoor gym for adults. Abbots Langley is also home to a range of sports club, including cricket, football, and bowls.

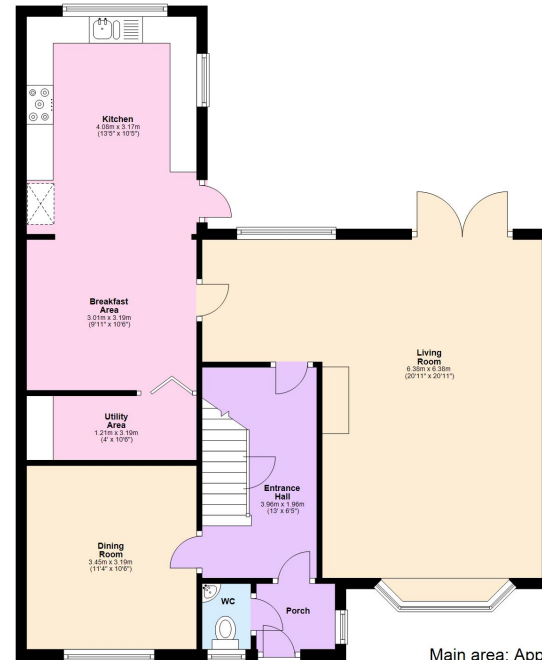
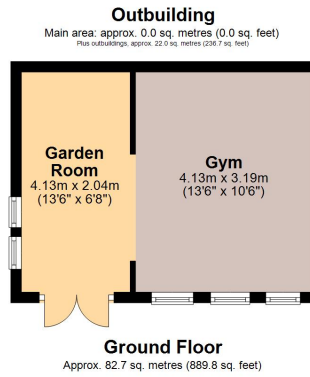
The high street is lined with a diverse selection of food outlets, including four highly regarded Indian restaurants – The Noor Mahal, Abbots Tandoori, Forest of India, and Village Tandoori – plus the popular Pin Wei Chinese restaurant.

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.

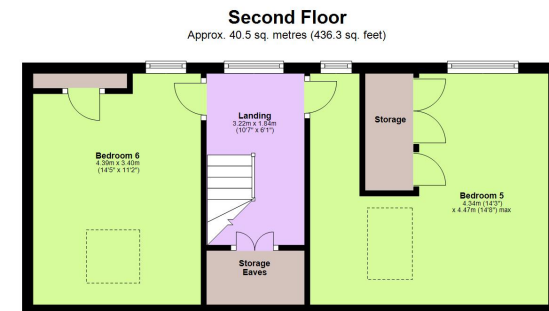
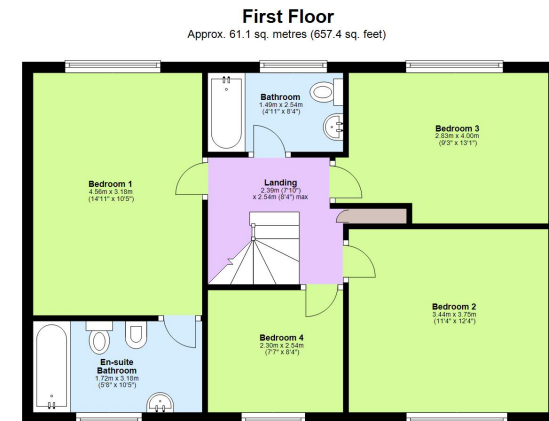
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: D
EPC Rating: C



Main area: Approx. 184.3 sq. metres (1983.5 sq. feet)
Plus outbuildings: approx. 22.0 sq. metres (236.7 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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