



Castles

RUCKLERS LANE
Kings Langley, Hertfordshire, WD4 8AY

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Offer Over
£550,000
(Freehold)

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Welcome to this charming and inviting 3-bedroom semi-detached family home, nestled in a picturesque setting, set back from the road and elevated to provide you with both privacy and a tranquil living experience.

 3  1  1  On Street Parking

As you step inside, you are greeted by a warm and welcoming entrance hall that sets the tone for the entire home. The heart of this residence is the open-plan lounge, kitchen, and dining area. The contemporary design seamlessly connects these spaces, creating a versatile and airy environment perfect for family gatherings and entertaining friends. The abundance of natural light that pours in through the windows adds to the overall sense of comfort. A staircase leads you to the upper floor, where you'll find three generously sized bedrooms. Each bedroom offers ample space for relaxation and personalization, making it the perfect canvas for your family's unique style and needs. The family bathroom, adorned with modern fixtures and finishes, provides a soothing oasis for you to unwind and rejuvenate. The crowning jewel of this residence is undoubtedly the modern refitted kitchen. With its sleek design, high-quality appliances, and abundant storage space, it is a culinary enthusiast's dream. Preparing meals and hosting dinner parties in this kitchen will be an absolute delight, and it is sure to become the hub of family life. For those with a creative vision, this home presents the opportunity to put your own stamp on it, tailoring it to your preferences and desires. There is also the exciting potential to extend the property, subject to obtaining the necessary planning permissions (STPP), allowing you to create the ideal space for your family's evolving needs. Don't miss the opportunity to make this house your own and embark on a new chapter of family living.

Specifications

THREE-BEDROOM
SEMI-DETACHED HOME
OPEN-PLAN
LOUNGE/DINER
REFITTED KITCHEN
DOWNSTAIRS WC
UTILITY ROOM
FAMILY GARDEN
POTENTIAL TO EXTEND
CLOSE TO STATIONS



Additionally, the spacious, long family garden offers the perfect backdrop for outdoor activities, gardening, or simply basking in the fresh air



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.

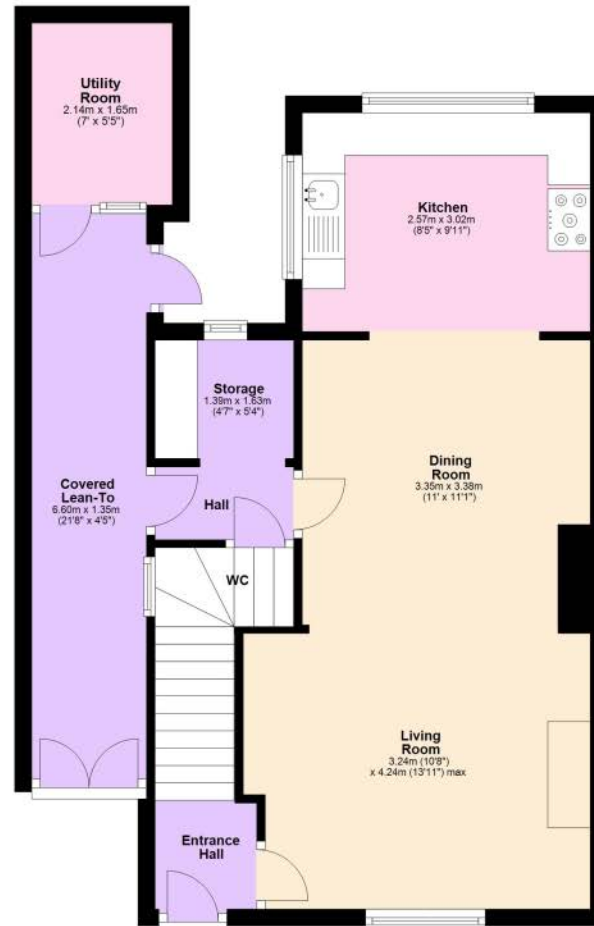
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

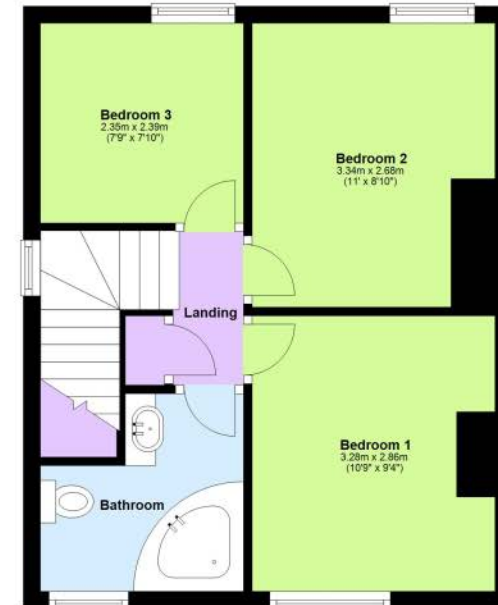
Council Tax Band: D

EPC Rating: C

Ground Floor
Approx. 55.7 sq. metres (599.9 sq. feet)



First Floor
Approx. 35.2 sq. metres (379.1 sq. feet)



Total area: approx. 91.0 sq. metres (979.0 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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