



Castles

STATION ROAD  
Kings Langley, Hertfordshire, WD4 8RU



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**Guide Price**  
**£450,000**  
(Freehold)

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Superb Two-Bedroom Semi-Detached Home, perfectly positioned within easy walking distance of Kings Langley mainline station.



Castles Estate Agents are proud to represent this superb two-bedroom SEMI-DETACHED home, perfectly positioned within EASY walking distance of Kings Langley mainline station, making it ideal for commuters with services to London, Euston. Already extended to the rear, this property offers exciting potential for further expansion (\*STPP). Inside, you'll find generously sized rooms throughout, including a stunning 23-foot Open-Plan Lounge/Diner that flows seamlessly into the spacious, Extended Kitchen at the rear. The kitchen opens out to a Private Rear Garden, perfect for outdoor dining or relaxing in the fresh air.

Upstairs, the home features Two well-proportioned bedrooms, with the main bedroom offering Fitted Wardrobes for ample storage, plus a family bathroom. Outside, the well-maintained garden is a tranquil retreat, complete with a patio area, pergola, and lawn, all enclosed for added privacy.

Further benefits include a NEWLY INSTALLED GAS BOILER, off-street parking and a garage, all within easy reach of the charming village center. Don't miss out on this gem of a home!

## Specifications

NEW GAS COMBI BOILER  
EXTENDED TO REAR  
GARAGE  
DRIVEWAY  
23' LOUNGE/DINER  
WALKING DISTANCE TO  
STATION  
EASY REACH OF VILLAGE  
CENTRE





The well-maintained garden offers a tranquil retreat, featuring a patio area, a charming pergola, and a lush lawn.



#### **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.

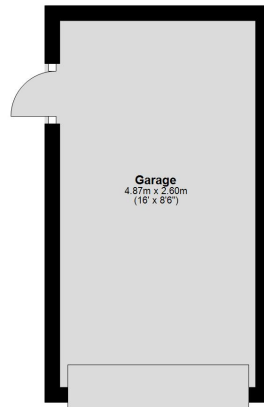
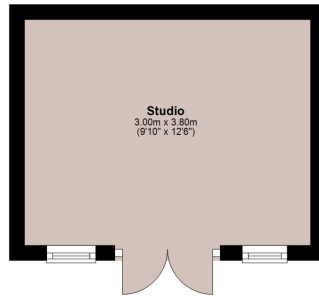
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

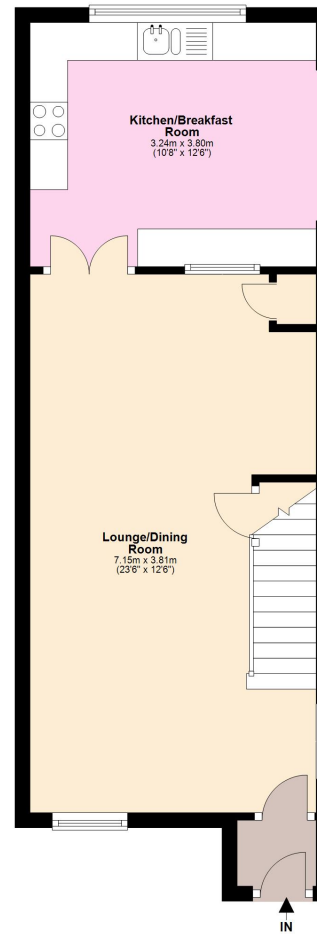
Council Tax Band: D

EPC Rating: D

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 24.1 sq. metres (259.0 sq. feet)



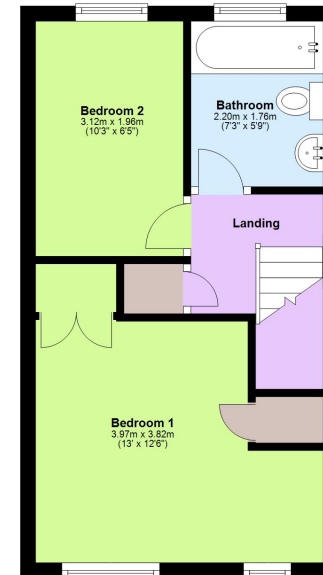
**Ground Floor**  
Approx. 41.0 sq. metres (441.3 sq. feet)



Main area: Approx. 68.5 sq. metres (737.4 sq. feet)  
Plus outbuildings, approx. 24.1 sq. metres (259.0 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. 27.5 sq. metres (296.1 sq. feet)



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