



Castles

THE GRAYLINGS
Abbots Langley, Hertfordshire, WD5 0JQ

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Offers Over
£550,000
(Freehold)

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Castles are delighted to bring to the market this modern 3 Bedroom semi-detached family home located in the heart of Abbots Langley. This property offers ample space for comfortable living. With off-street parking available, convenience is at your doorstep.



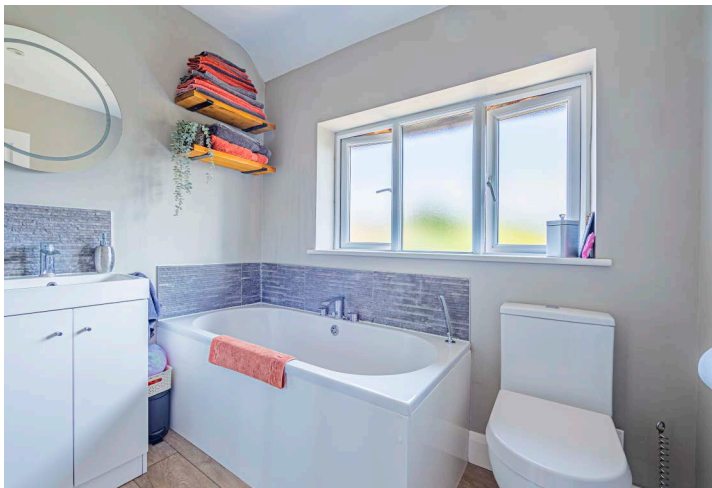
The interior of the house is tastefully decorated, with a contemporary design that enhances the overall aesthetic appeal. The open-plan layout of the living area creates a bright and airy atmosphere, perfect for hosting gatherings or simply unwinding after a long day. Located in a sought-after village setting, this property offers a peaceful environment while still being within easy reach of local amenities and transport links. Don't miss the opportunity to make this your new home. Contact us today to arrange a viewing. Situated in the highly desirable area of Abbots Langley, this charming home is ideally positioned. It offers convenient access to transportation, with close proximity to the M25 and A41, ensuring easy commuting and travel. For those who rely on public transportation, providing excellent connectivity to various destinations. For those looking for schooling, this property's location is within a highly regarded school catchment area offering excellent educational opportunities. Just a 5 minute walk to South Way Playing Fields, this property really is a must see.

Specifications

- THREE DOUBLE
- BEDROOMS
- SEMI DETACHED FAMILY HOME
- OFF STREET PARKING
- BEAUTIFUL PRIVATE - REAR GARDEN
- OPEN PLAN KITCHEN / DINER/ LIVING ROOM
- LOCAL AMENITIES
- 5 MINUTE DRIVE FROM
- THE M25 / A41



The spacious garden provides a serene outdoor retreat, ideal for relaxing or entertaining guests.



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.

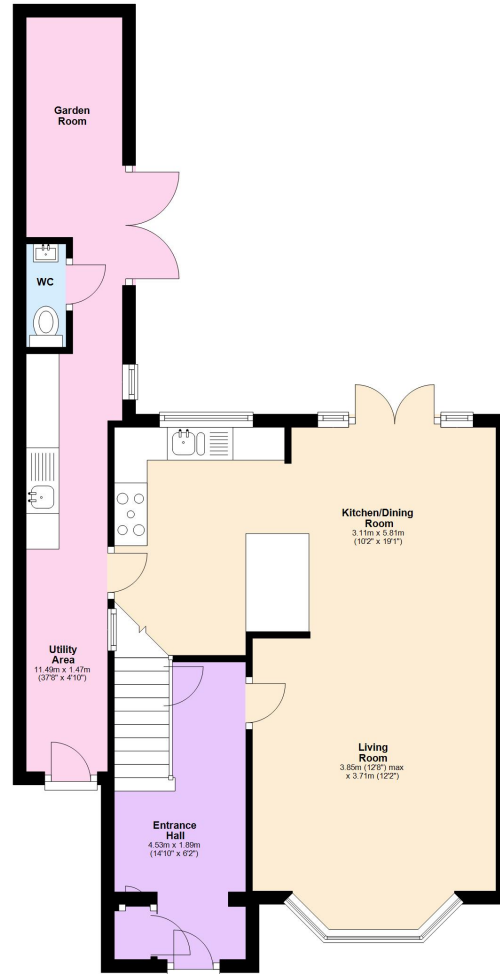
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

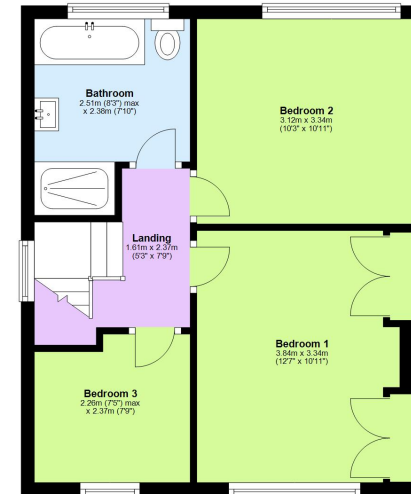
Ground Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



Total area: approx. 86.3 sq. metres (929.1 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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Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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