



Castles

TANNERS HILL
Abbots Langley, Hertfordshire, WD5 0LT

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Guide Price
£550,000
(Freehold)

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A three/four bedroom EXTENDED family home, nestled in a non-through road facing onto a communal green space.

 3  2  1  On Street Parking

This spacious property boasts spacious & modern living, perfect for those seeking a lifestyle without compromising on modern amenities, from the spacious Kitchen/Diner, Downstairs W/C and a Family Room which could work well as an Office for homeworkers, or a potential FOURTH Bedroom.

The heart of this home is the magnificent 23' Kitchen/Diner, a true culinary haven featuring a central island, elegant tiled flooring, & bi-fold doors that seamlessly blend indoor and outdoor living. Perfect for those who love to cook, dine, and entertain in style.

There are Two Reception Rooms for relaxing & entertaining guests, with the Family Room making a perfect Office or potential fourth Bedroom. The downstairs is further complimented by a Utility Room space and a well-placed downstairs WC, enhancing the functionality of your home. The First Floor offers Three generous Bedrooms and a modern fitted Family Bathroom.

Specifications

NON-THROUGH ROAD
EXTENDED
3/4 BEDROOMS
2 RECEPTION ROOMS
SPACIOUS
KITCHEN/DINER
UTILITY ROOM
DOWNSTAIRS W/C
PRIVATE REAR GARDEN
CLOSE TO AMENITIES
EASY ACCESS TO
COMMUTER ROUTES



Through the Bi-FOLD doors from the kitchen, the private rear garden is an oasis for relaxation and outdoor gatherings.



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: C

EPC Rating: D



Total area: approx. 121.5 sq. metres (1308.0 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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Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

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