



Castles

ROCKLIFFE AVENUE
Kings Langley, Hertfordshire, WD4 8DR

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Guide Price
£500,000
(Freehold)

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A charming Three Bedroom Semi Detached family home, situated towards the end of a non-through road within in the desirable village of Kings Langley.

 3  1  1  On Street Parking

The property offers a wonderful opportunity for those looking to modernise and personalise their next home. With a generous rear garden and the convenience of NO ONWARD CHAIN, it provides an ideal canvas for creating a dream living space.

To the Ground Floor the property features a spacious and light-filled Living Room with an opening into the Dining Room, perfect for family gatherings and entertaining guests.

The Kitchen area, while requiring modernisation, offers a good-sized space for cooking and provides direct access to the Rear Garden.

To the First Floor the property offers two spacious DOUBLE Bedrooms, one Single Bedroom and the Family Bathroom.

A well-proportioned Front Garden, enhances the property's curb appeal and offers potential for additional landscaping.

Specifications

NO UPPER CHAIN

TWO DOUBLE

BEDROOMS

GENEROUS REAR

GARDEN

NON-THROUGH ROAD

LOCATION

BAY-FRONTED LOUNGE

POTENTIAL TO EXTEND

(stpp)

WALKING DISTANCE OF

VILLAGE CENTRE

WALKING DISTANCE TO

MAINLINE STATION



The large back garden offers ample space for outdoor activities or potential expansion, subject to necessary permissions.



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.

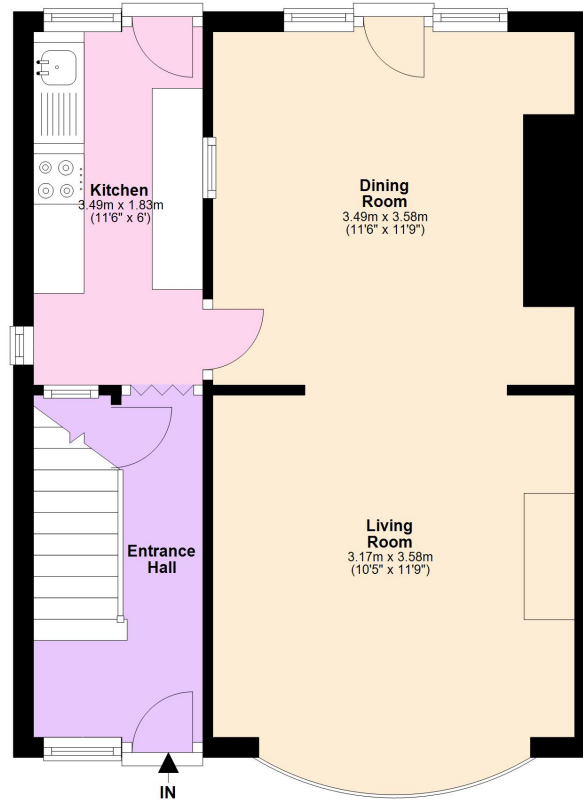
Please Note:

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.

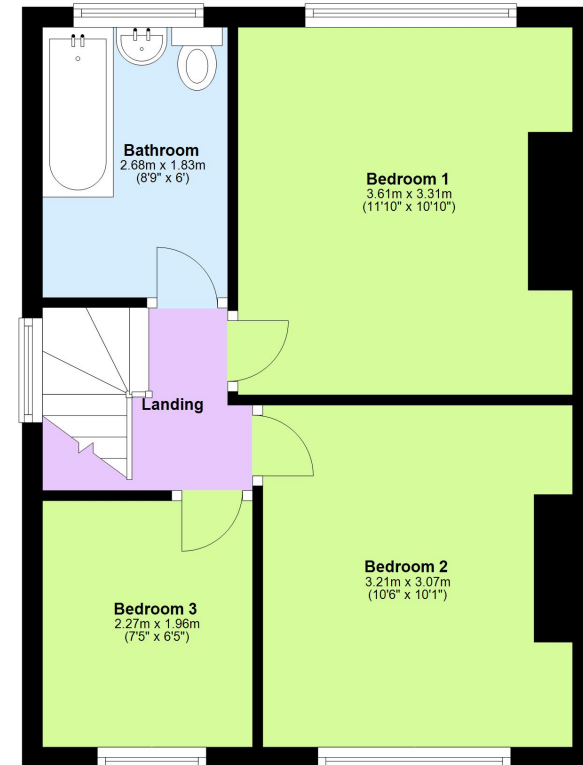
Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



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

Total area: approx. 73.5 sq. metres (791.4 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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