



Castles

TANNERS HILL
Abbots Langley, WD5 0LT

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Guide Price
£550,000
(Freehold)

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Castles proudly present this Extended Three-Bedroom family home, situated in a tranquil cul-de-sac and overlooking a communal green space.



This spacious property boasts spacious & modern living, perfect for those seeking a lifestyle without compromising on modern amenities from the EXTENDED modern fitted kitchen/diner, downstairs wc and a family room which could work well as an office, 2nd lounge or perhaps a potential FOURTH bedroom.

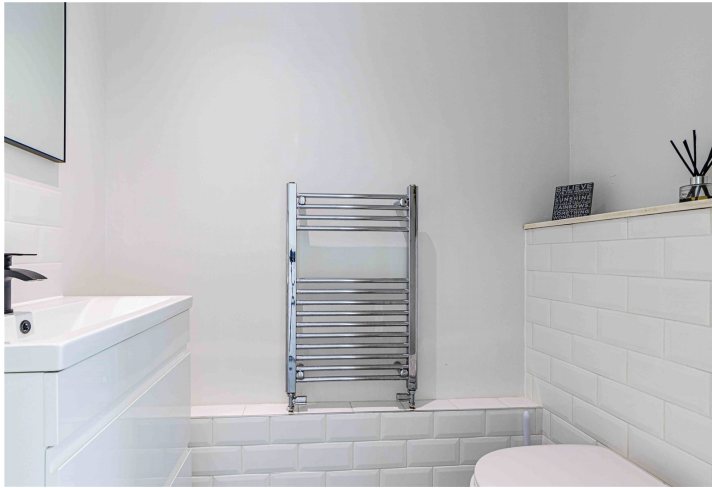
The heart of this home is the magnificent EXTENDED kitchen/diner with Granite Quartz worksurfaces and central island, range of fitted units & drawers, tiled flooring which is perfect for those who love to cook, dine, and entertain in style. There are two reception rooms for relaxing & entertaining guests, with the family room making a perfect office room or potential fourth bedroom. Downstairs is further complimented by a utility room and separate downstairs WC, enhancing the functionality of your home.

The first floor offers three generous bedrooms and a modern fitted family bathroom, a sanctuary of relaxation and rejuvenation.

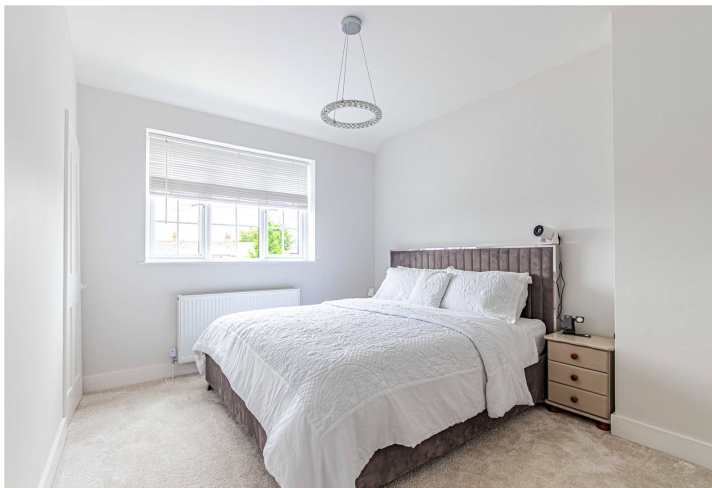
The private rear garden is fence enclosed, with a wide patio and the remainder laid to artificial lawn.

Specifications

- EXTENDED KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- TWO RECEPTION ROOMS
- CLOSE TO AMENITIES
- EASY REACH OF COMMUTER ROUTES
- NON-THROUGH ROAD LOCATION
- GRANITE QUARTZ WORKSURFACES
- ARTIFICIAL LAWN



The extension of this space is a masterstroke, flawlessly assimilating the indoors with the outdoors, though bi-folding doors leading to the garden.



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.

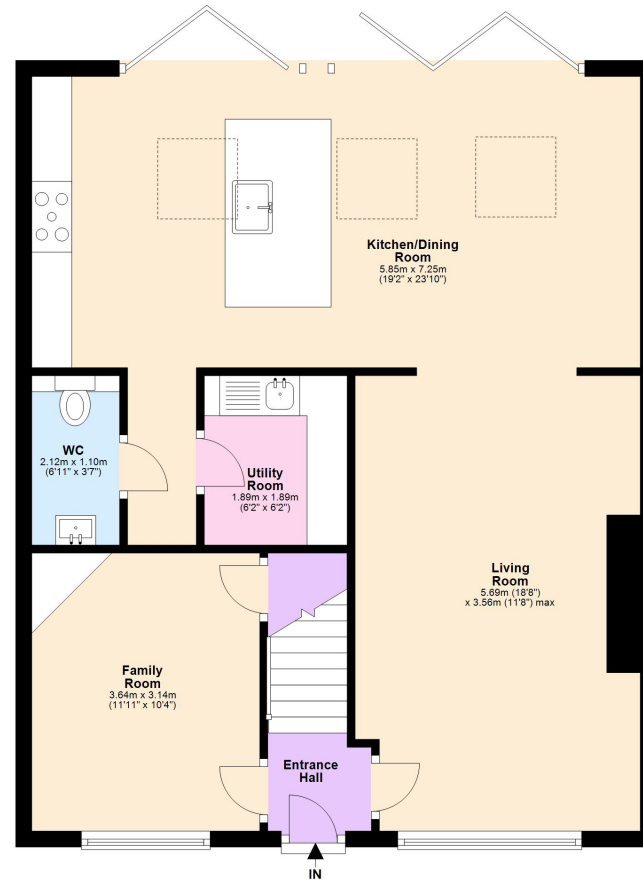
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

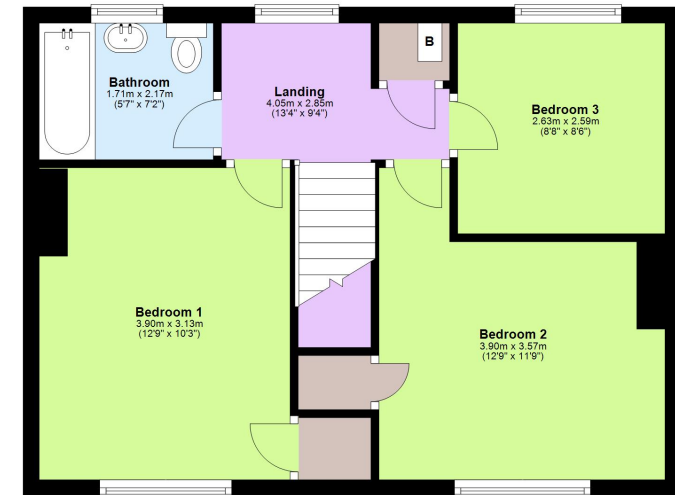
Council Tax Band: C

EPC Rating: D

Ground Floor
Approx. 71.7 sq. metres (771.3 sq. feet)



First Floor
Approx. 44.6 sq. metres (480.0 sq. feet)



Total area: approx. 116.2 sq. metres (1251.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

Berkhamsted Office: 148 High Street, Berkhamsted, Hertfordshire HP4 3AT **Tel: 01442 865252**

Boxmoor Office: 33 St John's Road, Hemel Hempstead, Hertfordshire HP1 1QQ **Tel: 01442 233345**

Eaton Bray Office: 2a Wallace Drive, Eaton Bray, Dunstable LU6 2DF **Tel: 01525 220605**

Kings Langley Office: 1 High Street, Kings Langley, Hertfordshire WD4 8AB **Tel: 01923 936900**

Associated London Office: 121 Park Lane, Mayfair, London W1K 7QG **Tel: 020 7079 1595**

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