



Castles

BREAKSPEARE ROAD
Abbotts Langley, WD5 0ER

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Offers IEO
£390,000
(Freehold)

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This delightful two-bedroom property perfectly blends period features with contemporary living, making it an ideal sanctuary for a small family or a couple seeking tranquility and style. Located in the heart of Abbots Langley village.

 2  1  1  On Road

This period-modern fusion property boasts two lovely bedrooms, open plan downstairs living leading to the stylish kitchen and family bathroom. This property is perfect for a small family or couple looking for a peaceful retreat. The house features a beautifully maintained garden, ideal for outdoor gatherings or simply enjoying a cup of tea in the sunshine. Residents will also benefit from convenient parking facilities, ensuring hassle-free access to the property at all times. With its characterful blend of period charm and modern amenities, this house offers the best of both worlds for those seeking a comfortable and stylish living space. Nestled in a peaceful neighbourhood, offering a retreat from the hustle and bustle while still being close to essential amenities.

Specifications

TWO DOUBLE
BEDROOMS
CHARACTER PROPERTY
OPEN PLAN LIVING
BEAUTIFULLY
DECORATED
GENEROUS PRIVATE REAR
GARDEN
WALKING DISTANCE TO
HIGH STREET
SHORT WALK PLAYING
FIELD
CLOSE PROXIMITY TO
THE M1 & M25



The beautifully maintained garden provides a perfect and private setting for enjoying the outdoors.



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.

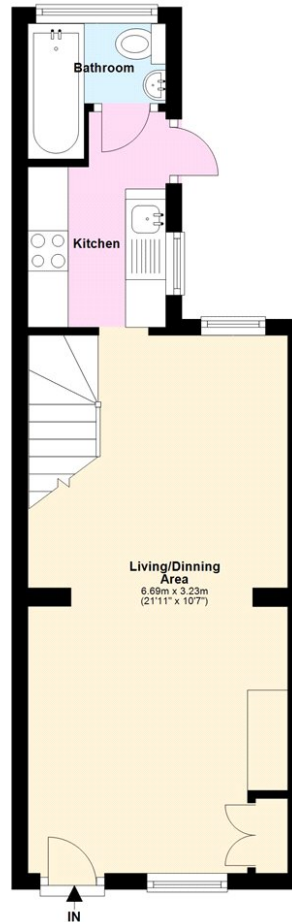
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

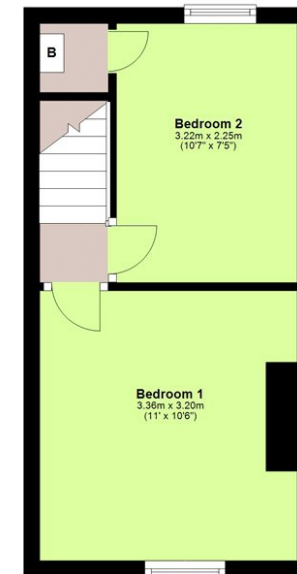
Council Tax Band: C

EPC Rating: C

Ground Floor
Approx. 28.2 sq. metres (304.1 sq. feet)



First Floor
Approx. 21.4 sq. metres (230.2 sq. feet)



Total area: approx. 49.6 sq. metres (534.2 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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