



Castles

MANOR HOUSE GARDENS
Abbots Langley, Hertfordshire, WD5 0DH

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Offers Over
£650,000
(Freehold)

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Welcome to this spacious and inviting Four double-bedroom home, perfect for families. With plenty of room to grow and add your personal touch, located in the heart of the picturesque village of Abbots Langley.

 4  2  1  Multiple Vehicles

Step inside to see this perfect family home with a spacious, warm and welcoming Living area and separate Office Space to the rear of the property, a fully equipped kitchen, and a Dining Space that opens up to a delightful garden and patio area, ideal for outdoor entertaining.

The property also benefits from off-street parking for multiple vehicles, making it easy for you and your guests to come and go. This house offers a cosy retreat from the hustle and bustle of everyday life.

Situated in the highly desirable area of Abbots Langley, this charming home is ideally positioned just a short stroll away from the village. 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, Kings Langley train station is a mere 10-minute walk away, 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.

Specifications

- 4 DOUBLE BEDROOMS
- SEMI DETACHED
- DRIVEWAY
- PRIVATE REAR GARDEN
- OFFICE SPACE
- VILLAGE LOCATION
- CLOSE TO AMENITIES



The well maintained garden, with expansive lawn is perfect for family activities or unwinding in peace.



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.

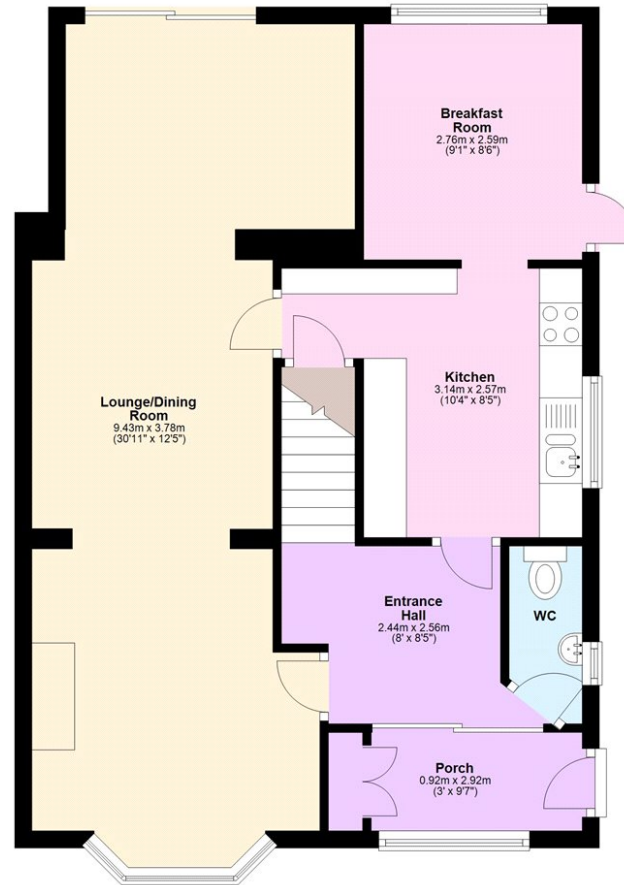
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

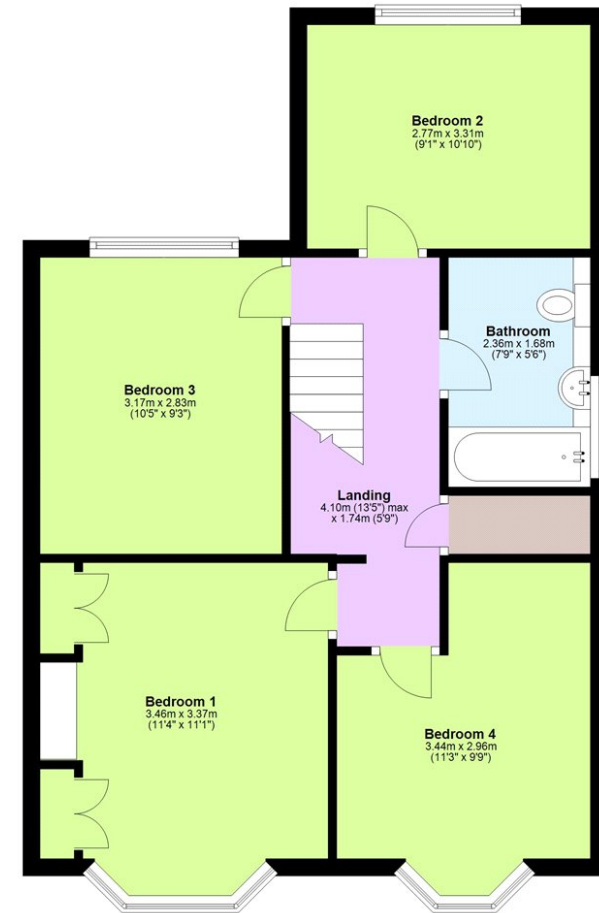
Council Tax Band: E

EPC Rating: D

Ground Floor
Approx. 58.7 sq. metres (631.9 sq. feet)



First Floor
Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 112.1 sq. metres (1207.1 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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