



Castles

PRIMROSE HILL  
Kings Langley, Hertfordshire, WD4 8HX



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**Offers IEO**  
**£525,000**  
(Freehold)

# Castles



Castles are delighted to present this Brand New Stylish and Spacious Three Bedroom Semi-Detached home, offering modern living with high-spec finishes.



The ground floor boasts a contemporary Open-Plan Kitchen and Lounge area, perfect for entertaining or family life, with Bi-Fold doors opening directly onto the Garden. A convenient ground floor WC completes this level.

On the first floor, you'll find Two Generous Double Bedrooms and a sleek Family Bathroom, designed with quality fixtures and fittings. The second floor is dedicated to the luxurious Master Bedroom, complete with its own private en-suite, offering a tranquil retreat.

Externally, this property benefits from Four parking spaces two at the front and two at the rear providing ample Off-Road Parking. The well-maintained Garden is both attractive and manageable, ideal for relaxation and outdoor enjoyment.

This Chain-Free home is perfect for those looking for a stress-free move into a brand-new, high-specification property.

Within a 10 minute walk the BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute. Furthermore, the proximity to the local high street full of independent businesses, leisure and other facilities are close to hand.

The A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area.

Schools include Kings Langley primary and secondary schools as well as a selection of private and denominational education establishments to suit all needs.

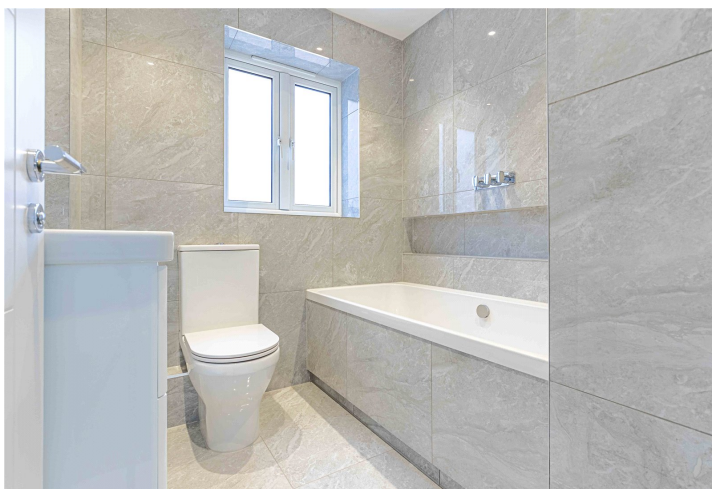
## Specifications

CHAIN FREE  
THREE BEDROOM  
SEMI DETACHED  
OPEN PLAN LIVING  
EN-SUITE  
OFF STREET  
WALKING DISTANCE TO  
KINGS LANGLEY TRAIN  
STATION  
SHORT WALK TO KINGS  
LANGLEY VILLAGE  
SHORT DRIVE TO THE  
M25 & A41





The well-maintained garden is both attractive and manageable, ideal for relaxation and outdoor enjoyment.



#### **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.

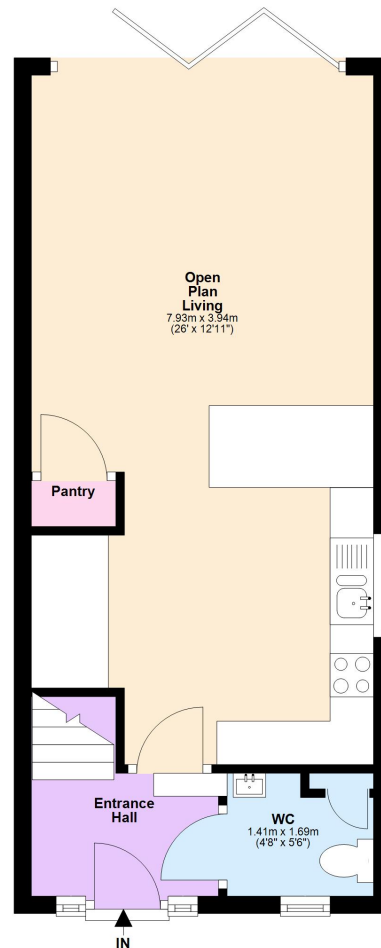
Tenure: Freehold

Council Tax Band: E

EPC Rating: B

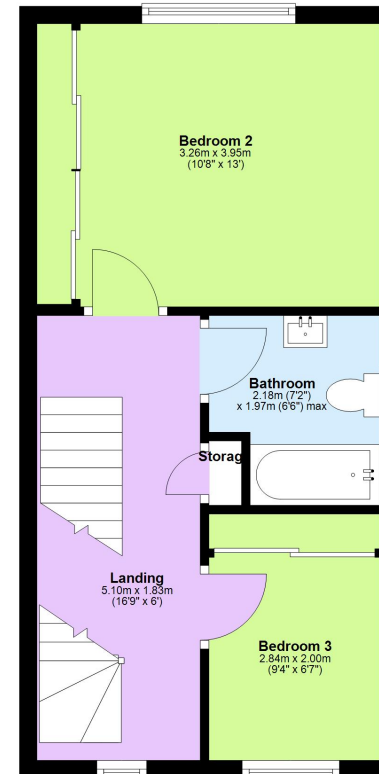
### Ground Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



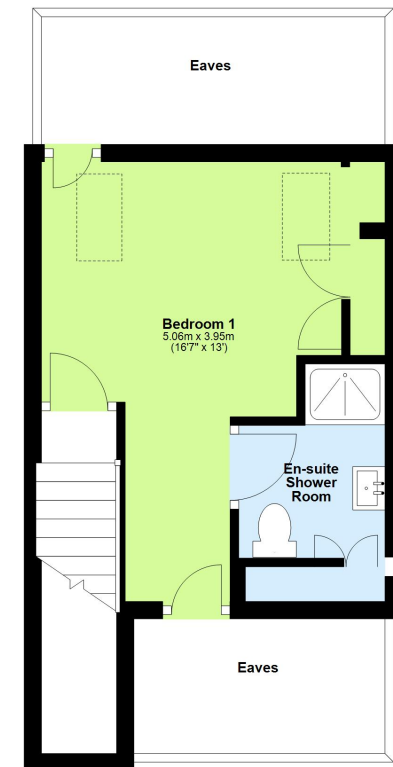
### First Floor

Approx. 33.3 sq. metres (358.3 sq. feet)



### Second Floor

Approx. 21.5 sq. metres (231.6 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

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**Bushey**

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