





**Offers in Excess of
£685,000**

This incredibly well presented chalet bungalow has been meticulously designed, comprising open plan lounge/dining room, a modern fitted kitchen, downstairs bedroom and shower room and a stunning main suite to the first floor, complete with ensuite shower room, Juliette balcony overlooking the garden, a freestanding bath and a range of built in wardrobes. The property also benefits from driveway parking for several cars complete with EV charging point and a wonderfully landscaped rear garden. Set in a quiet cul de sac location close to Apsley train station and a short distance from the beautiful Kings Langley High street with a host of amenities.

Property Description

ENTRANCE

Front door to:

ENTRANCE HALL

Wood effect tiled flooring with underfloor heating, doors to bedroom two and shower room, opening to living/dining room

BEDROOM TWO

Double glazed window to front aspect, wood effect flooring with under floor heating.

SHOWER ROOM

Low level WC, hand wash basin in vanity unit, walk in shower. Heated towel radiator, extractor fan, tiled walls and floor. Utility cupboard with space for washing machine and tumble dryer.

LOUNGE/DINING ROOM

Two sets of bi-folding doors leading to the garden, wood effect tiled flooring with under floor heating. stairs rising to first floor, under stairs storage cupboard, opening to kitchen.

KITCHEN

Double glazed window to front aspect, range of floor standing and wall mounted units with roll edged worktops over & inset sink, space for fridge freezer, integrated eye level over, dishwasher and hob, extractor fan. Breakfast bar, wood effect tiled flooring with under floor heating.

LANDING

Door to bedroom one.

MAIN BEDROOM

A stunning suite to the first floor, the main bedroom comprises double glazed windows and Juliette balcony to the rear aspect, Velux windows to the front, range of built in wardrobes and eaves storage and a freestanding bath with waterfall mixer tap. Wood effect tiled flooring, radiators, door to ensuite.

ENSUITE

Velux window to front aspect, low level WC, hand wash basin in vanity unit, walk in shower, heated towel radiator, tiled walls and flooring.

OUTSIDE

FRONT GARDEN

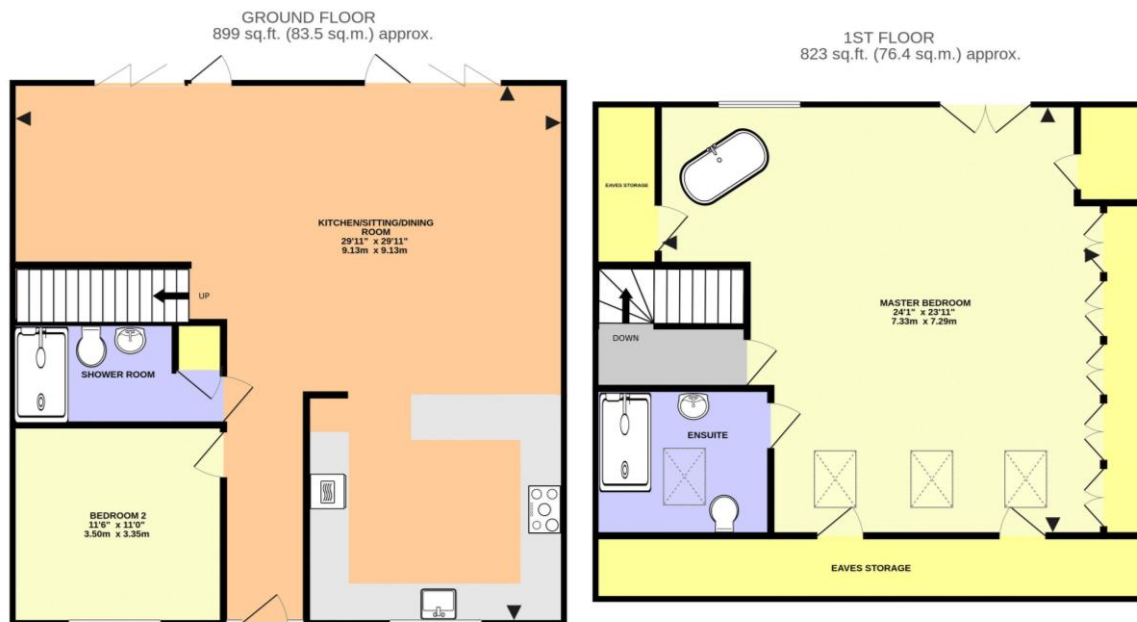
Mainly laid to lawn with mature shrubs, pathway to front door.

REAR GARDEN

A beautifully landscaped, private rear garden with a good sized patio area running across the rear and side of the property, steps leading down to the lawn with raised flower and shrub beds and mature trees. A further area laid to decorative shingle with raised flower and shrub beds lies to the back of the garden. Side access leading to the front of the property, timber storage shed, greenhouse and outside tap.

PARKING

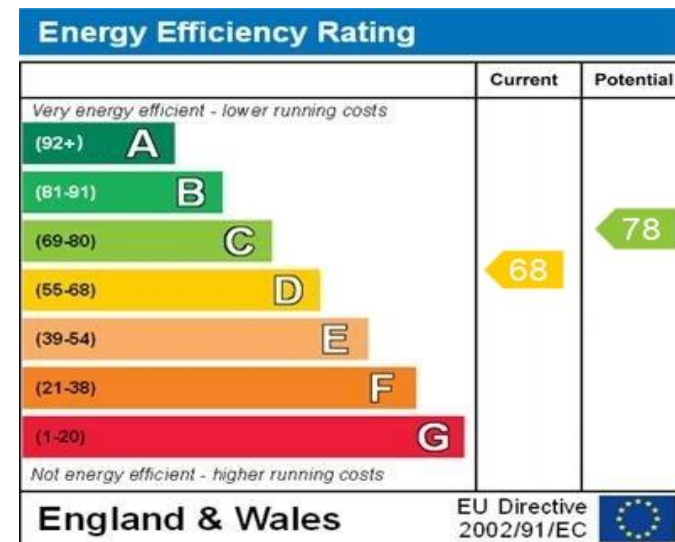
Block paved driveway parking for multiple cars, EV charging point, inset lights and steps leading to the property.



ABBOTTS RISE, KINGS LANGLEY WD4 8AR (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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33 Marlowes Hemel Hempstead Herts HP1 1LA
01442 260025 | hemel@maea.co.uk