



Castles

WATER LANE  
Kings Langley, Hertfordshire, WD4 8HP



# WATER LANE

Kings Langley, Hertfordshire, WD4 8HP

Offers Over  
**£600,000**  
(Freehold)

# Castles



Castles are delighted to bring to the market this charming Three bedroom end-terraced home, perfectly blending contemporary living with comfortable spaces. As you step inside, you're greeted by a spacious living room featuring bi-fold doors that beckon you towards the stunning open-plan kitchen diner.



This area is the heart of the home, boasting an expansive layout ideal for entertaining and family gatherings and providing the OPEN PLAN living area. Upstairs, you'll find three generously proportioned bedrooms, each offering ample room for relaxation and personalization. The family bathroom is conveniently located nearby, offering modern fixtures and a soothing atmosphere. Outside, the property features a driveway with space for two cars, ensuring parking is always hassle-free. Additionally, there's a separate garage situated at the rear of the property. Cleverly sectioned off, this garage includes a dedicated space that's been transformed into a functional office area, providing a quiet and private workspace away from the main living areas. This home is designed to cater to modern lifestyles, offering both comfort and practicality. With its well-thought-out layout, beautiful kitchen diner, private garden, and versatile office space, this property presents an exciting opportunity for a delightful living experience. Within a 15 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.

## Specifications

STUNNING THREE  
BEDROOM FAMILY HOME  
OPEN PLAN LIVING  
SPACIOUS LIVING ROOM  
SINGLE GARAGE WITH-  
HOME OFFICE  
RE-FITTED OPEN PLAN  
• KITCHEN/ DINER  
BI FOLDS LEADING-  
PRIVATE REAR GARDEN  
OFF STREET PARKING  
CLOSE TO LOCAL  
AMENITIES





The bi-fold doors here seamlessly connect the indoors with the private rear garden, creating a seamless transition between spaces.



#### **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.

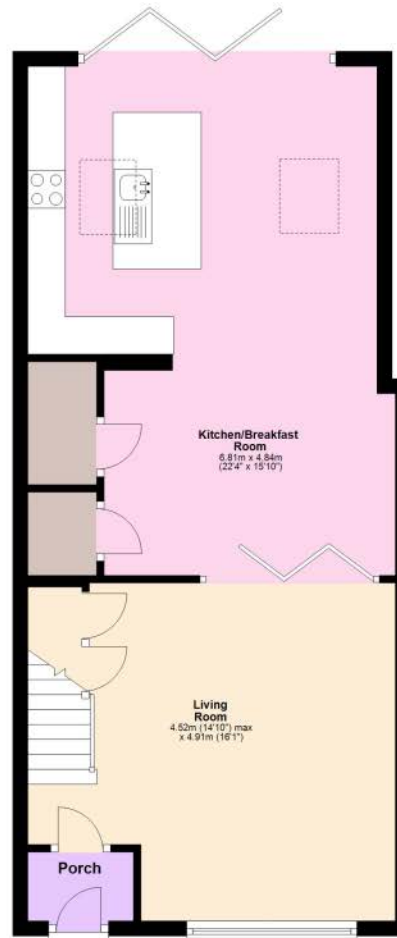
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

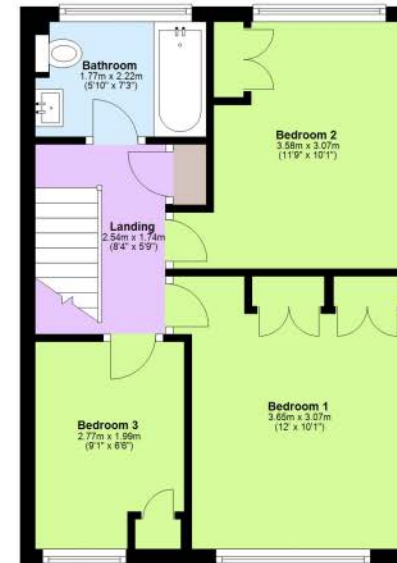
Council Tax Band: D

EPC Rating: C

**Ground Floor**  
Approx. 54.3 sq. metres (585.0 sq. feet)



**First Floor**  
Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 90.1 sq. metres (970.2 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**

[www.castlestateagents.co.uk](http://www.castlestateagents.co.uk)



Castles