



Castles

TOOVEYS MILL CLOSE  
Kings Langley, Hertfordshire, WD4 8AG

# TOOVEYS MILL CLOSE

Kings Langley, Hertfordshire, WD4 8AG

**Guide Price**  
**£500,000**  
(Freehold)

Castles



Castles Estate Agents are delighted to present this well-presented Three-Bedroom family home. Situated in a Tranquil Cul-De-Sac, just a short stroll from the vibrant heart of Kings Langley village.



Step into the Entrance Hallway with a convenient CLOAKROOM/WC, stairs leading to the first floor, and a door opening into the kitchen. The kitchen, with a front aspect, is well-equipped with a range of base and eye-level units and drawers, ample work surfaces, and space for appliances. The spacious Lounge/Diner at the rear of the property offers an abundance of natural light and features FRENCH DOORS that open directly to the rear garden, creating a wonderful indoor-outdoor flow. There is also an understairs storage cupboard, making excellent use of the space.

Upstairs, the home continues to impress with Three generously sized Bedrooms. The principal bedroom benefits from Built-In Wardrobes, providing plenty of storage. The additional two bedrooms are perfect for family members, guests, or even a home office. All bedrooms are served by a spacious and RECENTLY REFITTED family bathroom, designed with relaxation in mind.

The rear garden is a private sanctuary, enclosed by fencing for added privacy. A paved patio area provides the perfect space for alfresco dining and entertaining, while the remainder of the garden is laid to lawn, offering a safe and enjoyable space for children to play or for those seeking a peaceful retreat. There is also a GARAGE in a nearby block.

## Specifications

- VILLAGE LOCATION
- THREE BEDROOMS
- REFITTED BATHROOM
- NEAR TO AMENITIES
- GARAGE
- GAS CENTRAL HEATING
- LARGE LOUNGE
- EASY REACH OF STATION



This delightful garden offers a perfect retreat with its well-maintained lawn and paved patio area, ideal for outdoor dining and entertaining.



#### 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.

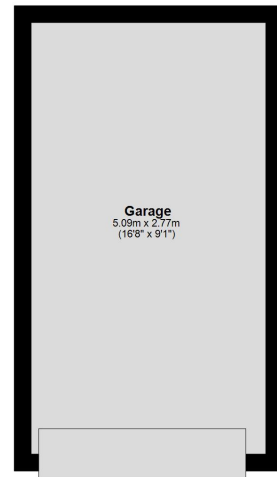
All measurements are approximate and photographs provided are for guidance only.

**Tenure:** Freehold

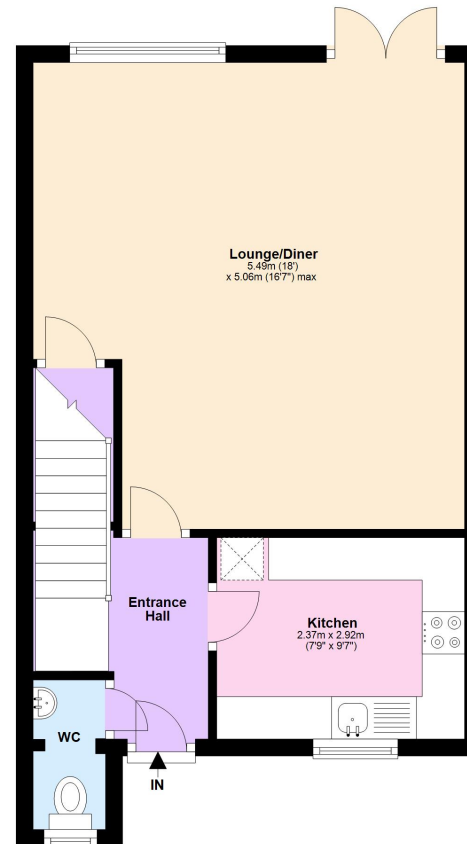
**Council Tax Band:** E

**EPC Rating:** C

**Outbuilding**  
Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus outbuildings, approx. 14.1 sq. metres (151.3 sq. feet)



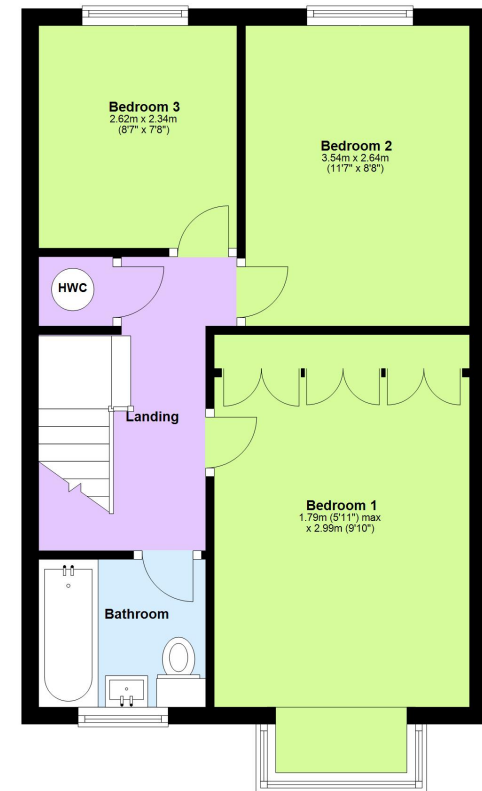
**Ground Floor**  
Approx. 41.1 sq. metres (442.3 sq. feet)



**Main area: Approx. 74.5 sq. metres (802.0 sq. feet)**  
Plus outbuildings, approx. 14.1 sq. metres (151.3 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

**First Floor**  
Approx. 33.4 sq. metres (359.7 sq. feet)



**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