



Castles

OAK GREEN WAY
Abbots Langley, Hertfordshire, WD5 0PJ

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£425,000
(Freehold)

Castles



Castles are pleased to present this delightful Extended Two-Bedroom family home. Set back from the road, it overlooks an open green space, offering comfort and convenience.



Upon entering, you're welcomed by the warm ambiance of the lounge, leading on you'll find that the recent extension has added wonderful versatility and space to the Kitchen/Dining space, enhancing its natural light and flow. The lounge has a front aspect with stairs leading to the first floor.

The well-appointed Kitchen/Diner at the rear offers a range of base to eye level units & drawers, with ample workspace space and FRENCH DOORS opening out the rear garden.

The bedrooms provide ample space for rest and relaxation, with plenty of storage options, whilst the Modern Bathroom offers both functionality and style. The rear garden is fence & wall enclosed, with borders, gate leading out to the GARAGE located in a block, with the remainder laid to lawn.

Convenience is key with this property, with it's easy access to amenities, schooling and transport links, making daily life a breeze. Oak Green Way is a true gem, offering the perfect blend of modern living, peaceful surroundings, and a location that's close to everything you need.

Specifications

- EXTENDED TO REAR
- GARAGE
- NEWLY FITTED BOILER
- FACING GREEN SPACE
- KITCHEN/DINER
- CLOSE TO AMENITIES
- NEAR TO SCHOOLS
- IDEAL STARTER OR INVESTMENT



French doors open to the rear garden, which features borders and enclosed by a fence, creating a private oasis.



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.

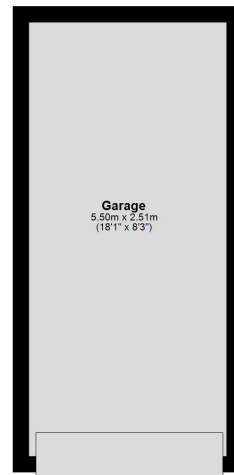
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold

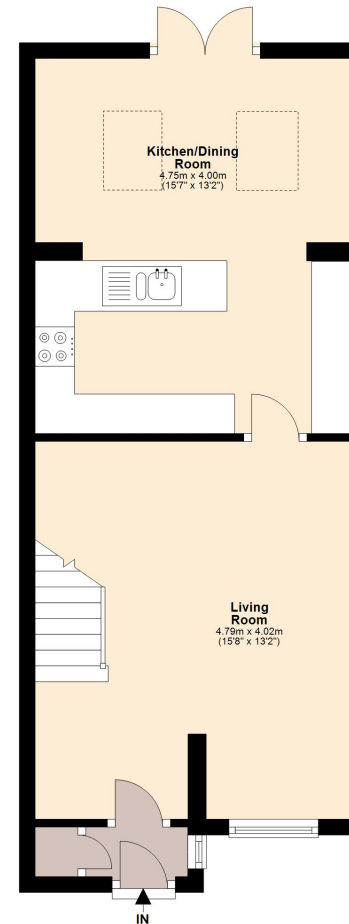
Council Tax Band: D

EPC Rating: C

Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus outbuildings, approx. 13.8 sq. metres (148.4 sq. feet)



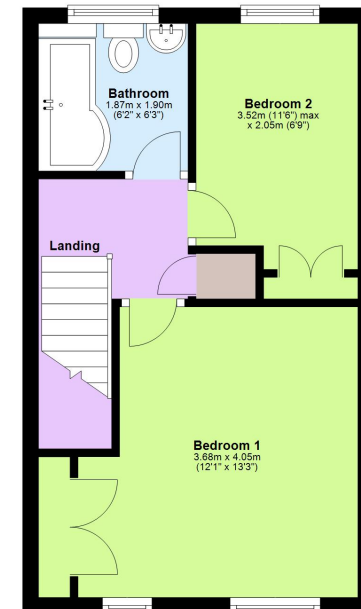
Ground Floor
Approx. 40.1 sq. metres (431.3 sq. feet)



Main area: Approx. 69.5 sq. metres (748.5 sq. feet)
Plus outbuildings, approx. 13.8 sq. metres (148.4 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. 29.5 sq. metres (317.2 sq. feet)



Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

020 8950 2551

Radlett

01923 537111



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