



Castles

CONISTON ROAD  
Kings Langley, Hertfordshire WD4 8BT



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Offers Over  
**£800,000**  
(Freehold)

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Castles Estate Agents are Delighted to present this spacious and versatile Four/Five-Bedroom Detached family home, ideally located in a sought-after residential area.



The Ground floor offers a range of Flexible living areas. There is a cosy Sitting room, ideal for use as a TV room or hobby space. The renovated Kitchen/Breakfast room features an extensive range of wall and base units and integrated appliances, with space for an American-style fridge/freezer and direct access to the rear Garden. Adjacent to the kitchen is a large, functional Living room, perfect for family gatherings. A formal Dining room with Patio Doors to the rear Garden provides an ideal space for entertaining. Upstairs, the property boasts Five well-proportioned Bedrooms including 4 Double Bedrooms and the 5th room currently being used as a Home Office. The family Bathroom is spacious and there is a separate shower room for convenience. Externally the property enjoys a generous rear Garden with a Patio area and a sunny southerly aspect, ideal for outdoor living. To the front, there is Off-Road Parking for three to four vehicles. A wonderful opportunity to acquire a spacious and well-presented family home in a prime location that is within easy walking distance of the vibrant High Street, with its array of independent shops, cafes, restaurants, and local amenities, as well as excellent transport links and well-regarded schools.

## Specifications

- SEMI-DETACHED HOME
- 4/5 DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- DINING ROOM
- MODERN KITCHEN/DINER
- OFF ROAD PARKING
- CLOSE TO EXCELLENT SCHOOLS
- SUPERB TRANSPORT LINKS TO M25 AND A41
- PRIME LOCATION SITUATED IN THE HEART OF KINGS LANGLEY





Offering Generous living space this superb property is perfect for modern family living 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.



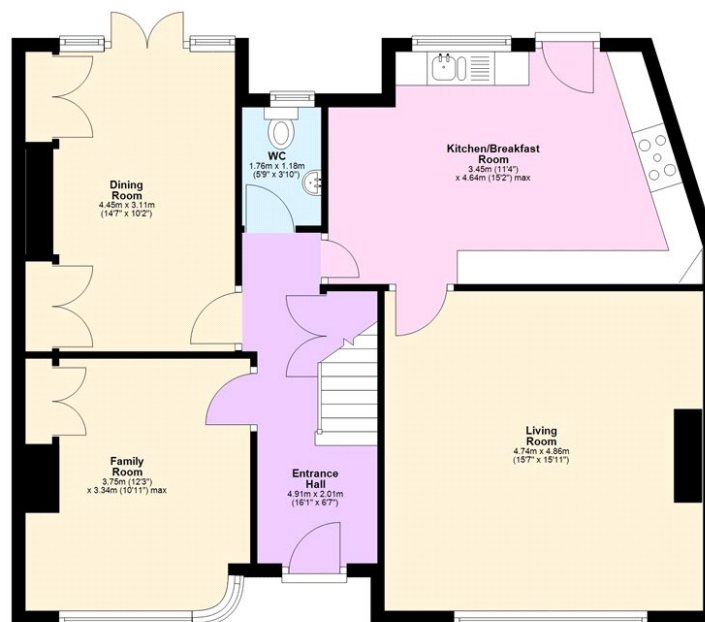
**Please Note:**

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.

**Ground Floor**

Approx. 79.2 sq. metres (852.6 sq. feet)



**First Floor**

Approx. 79.6 sq. metres (857.2 sq. feet)



**Tenure:** Freehold  
**Council Tax Band:** F  
**EPC Rating:** D

Total area: approx. 158.8 sq. metres (1709.8 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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