



Castles

KINDERSLEY WAY  
Abbots Langley, Hertfordshire, WD5 0DG



# KINDERSLEY WAY

Abbots Langley, Hertfordshire, WD5 0DG

Offers IEO  
£550,000  
(Freehold)

Castles



Castles are delighted to present this Charming Three-Bedroom Semi-Detached home. Situated in the highly desirable area of Abbots Langley, just a short stroll from the village. This home offers space, comfort, and convenience.



Step inside to find a bright and airy Open-Plan Living and Dining area, featuring a warming coal Fireplace—perfect for cozy evenings. The separate modern Kitchen offers a stylish and practical space for cooking and entertaining. Upstairs, you'll discover Two generously sized Double Bedrooms and a well-proportioned Single Bedroom, all offering plenty of natural light. A well-sized Family Bathroom completes the upper floor. Outside, the property boasts an impressive 200ft Garden, perfect for families, gardening enthusiasts, or those who love outdoor entertaining. The driveway comfortably accommodates up to Four cars with steps built by the current owner for easy access to the house, there is also a Single Garage for additional parking or storage. Situated in the highly desirable area of Abbots Langley, this charming home is ideally positioned just a short stroll away from the village. It offers convenient access to transportation, with close proximity to the M25 and A41, ensuring easy commuting and travel. For those who rely on public transportation, Kings Langley train station is a mere 10-minute walk away, providing excellent connectivity to various destinations. For those looking for schooling, this property's location is within a highly regarded school catchment area offering excellent educational opportunities.

## Specifications

CHAIN FREE  
THREE BEDROOM  
SEMI DETACHED  
SINGLE GARAGE  
DRIVEWAY FOR 4 CARS  
200FT PRIVATE GARDEN  
WORKING FIREPLACE  
CLOSE PROXIMITY TO  
M25/ M1





An Impressive 200ft garden awaits, perfect for families, gardening enthusiasts, or those who love outdoor entertaining.



#### 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.

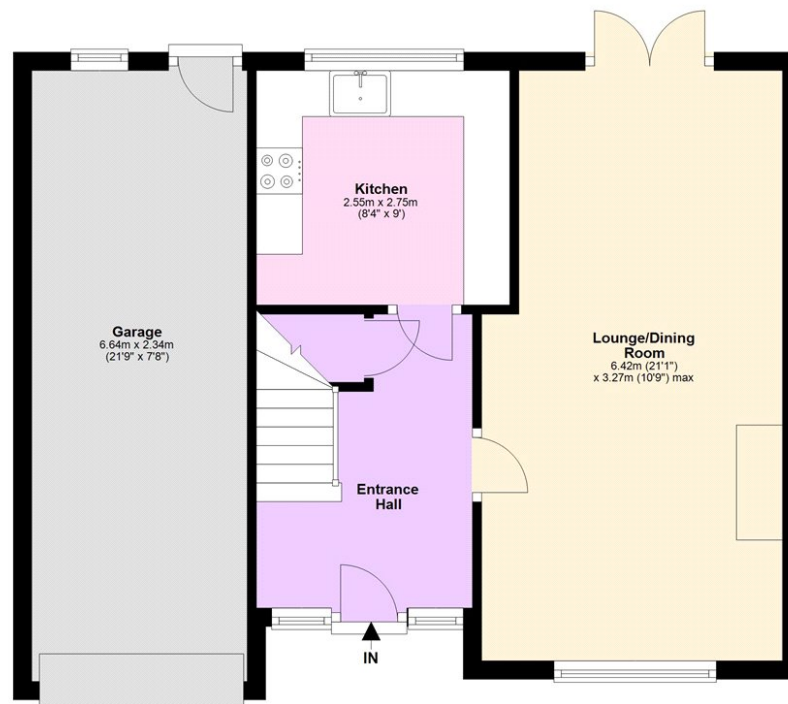


**Please Note:**

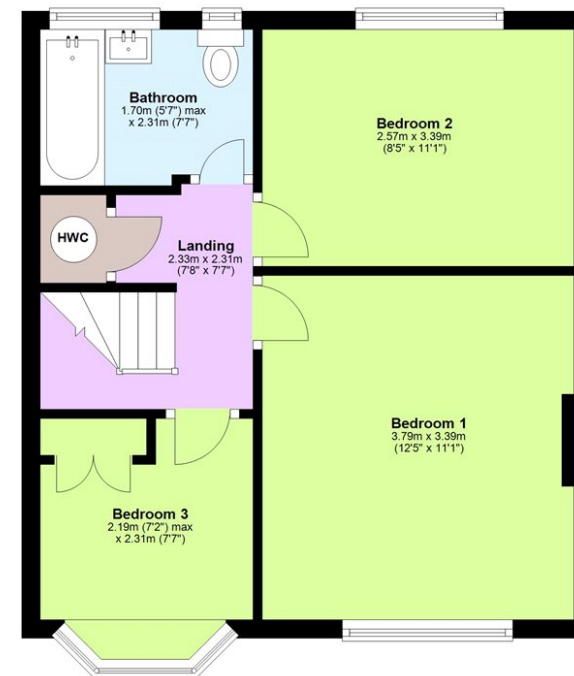
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

**Ground Floor**  
Approx. 51.4 sq. metres (553.4 sq. feet)



**First Floor**  
Approx. 37.6 sq. metres (404.7 sq. feet)



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

**Total area:** approx. 89.0 sq. metres (958.1 sq. feet)

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

**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



**Castles**

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