



Castles

MARWOOD CLOSE  
Kings Langley, Hertfordshire, WD4 9HZ



# MARWOOD CLOSE

Kings Langley, Hertfordshire, WD4 9HZ

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

Castles



Castles are delighted to present this CHAIN FREE Four-Bedroom Detached home, ideally located in the sought-after area of Kings Langley. Offering generous and flexible living space throughout



The ground floor features a separate gally style kitchen with potential to extend STPP, a bright and spacious living room, and an additional reception room ideal for use as a home office, playroom, or even a snug. The layout is both practical and versatile, catering to a variety of lifestyle needs.

Upstairs, the home boasts Four well-sized Bedrooms, including a master bedroom with ensuite, along with a contemporary family bathroom.

Outside, enjoy a private rear garden, perfect for family time or outdoor entertaining. The property also benefits from a single garage and a driveway with space for up to 3 cars, providing ample parking.

The local BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute while the proximity to the local high street means shopping, leisure and other facilities are close to hand.

The M25, A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area.

Schools include Kings Langley primary and secondary schools as well as a selection of private and denominational education establishments to suit all needs.

## Specifications

- CHAIN FREE
- FOUR BEDROOM
- DETACHED
- SINGLE GARAGE
- CUL DE SAC
- DRIVEWAY
- PRIVATE REAR GARDEN
- CLOSE TO HIGH STREET
- POTENTIAL TO EXTEND STPP





Outside, enjoy a private rear garden. A Perfect Spot for Family Moments & Alfresco Evenings.



#### **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.

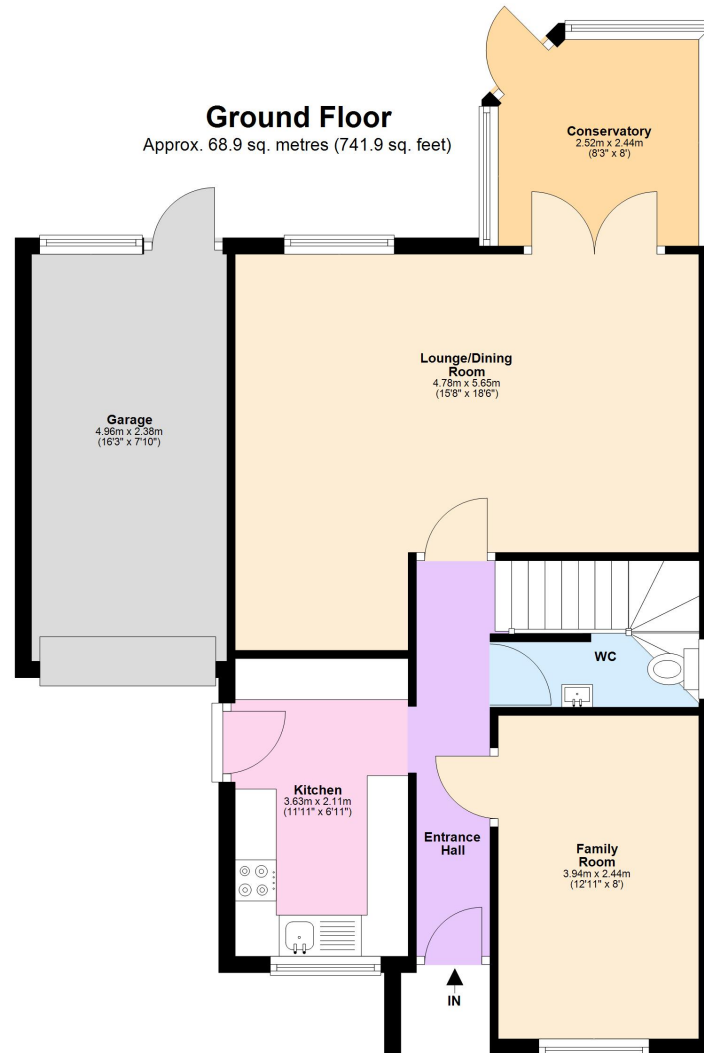
All measurements are approximate and photographs provided are for guidance only.

**Tenure: Freehold**

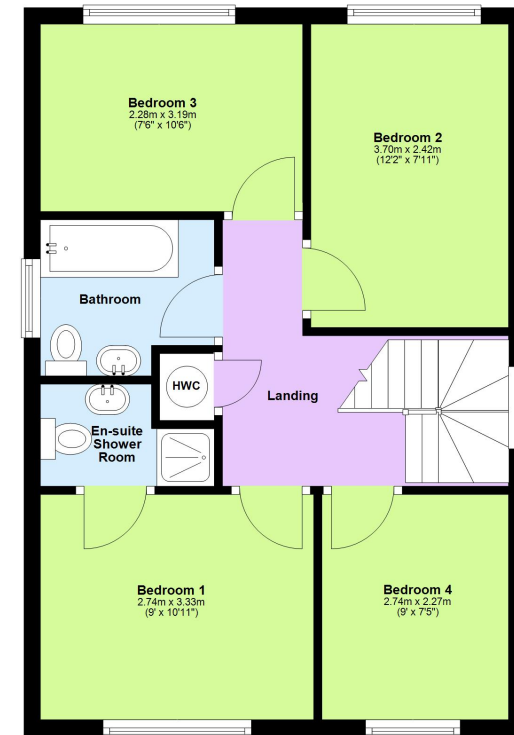
**Council Tax Band: F**

**EPC Rating: C**

**Ground Floor**  
Approx. 68.9 sq. metres (741.9 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.0 sq. feet)



Total area: approx. 116.7 sq. metres (1255.9 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



**rightmove**

**Castles**

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