



Castles

CHURCH HILL
Bedmond, Abbots Langley, WD5 0RN

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Offers IEO
£575,000
(Freehold)

Castles



Castles are pleased to bring to the market this spacious 3 Bedroom Semi-Detached Home in the Sought-After Village of Bedmond.



Set in the desirable and peaceful area of Bedmond, this beautifully presented Three Bedroom Semi Detached property offers Generous living space, ideal for families or those seeking a blend of rural charm and convenience.

The home benefits from a substantial Driveway providing Off Street Parking for multiple vehicles, along with a Single Garage for additional storage or potential conversion (STPP). As you enter, you're welcomed by a spacious and characterful Hallway that sets the tone for the rest of the property.

The well equipped Kitchen leads into a versatile lean to, perfect as a utility space, boot room, or additional storage. To the right, a fantastic Open Plan Lounge and Dining area creates a warm and sociable atmosphere, complete with Patio Doors that open onto the expansive, private rear Garden. This outdoor haven features a designated seating area for alfresco dining and entertaining, and a fully powered outbuilding ideal as a summer house, home office, or a kids' escape.

Upstairs, the property offers Two generously sized Double Bedrooms and a comfortable single Bedroom, perfect for a nursery, guest room, or study. The stylish family bathroom boasts a charming Corner Bath, creating a relaxing retreat after a long day.

With its excellent location, spacious layout, and superb outdoor features, this home offers everything you need for modern family living in a tranquil village setting.

Specifications

- THREE BEDROOM
- SEMI DETACHED
- EXPANSIVE REAR GARDEN
- OUTBUILDING WITH POWER
- SINGLE GARAGE WITH POTENTIAL TO CONVERT (STPP)
- OPEN PLAN LOUNGE DINER
- DRIVEWAY FOR MULTIPLE VEHICLES
- LOCAL AMENITIES WALKING DISTANCE



This outdoor haven features a seating area for alfresco dining and entertaining, and a fully powered outbuilding.



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.

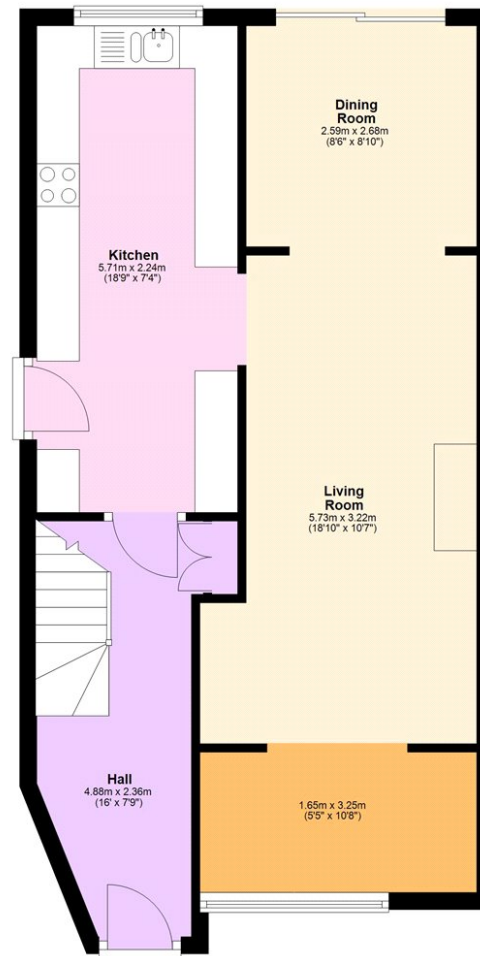
Tenure: Freehold

Council Tax Band: D

EPC Rating: D

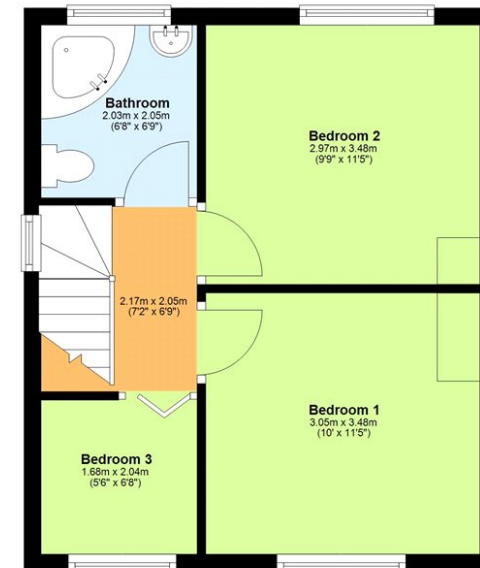
Ground Floor

Approx. 51.9 sq. metres (558.4 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

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Kings Langley

01923 936900

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