



Castles

MARLIN SQUARE  
Abbots Langley, Hertfordshire WD5 0EG



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Offers IEO  
**£650,000**  
(Freehold)

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Castles are delighted to bring to the market this Spacious Modern 3/4-Bedroom Family Home, in the Heart of Abbots Langley.

 3  2  2  On-Street

This beautifully extended 3/4-bedroom family home is located in the heart of Abbots Langley, just a short walk from both the train station and the High Street. The property has been thoughtfully Extended to the rear and into the loft, providing generous living space ideal for modern family life.

Finished to a High Standard throughout, the home features a beautiful Open Plan Lounge, Kitchen, Diner with the extended Kitchen is fitted with Neff appliances and a practical island for all your culinary needs.

This property is flooded with light-filled interiors and versatile accommodation. A key highlight is the fully equipped Outbuilding, complete with hard-wired internet, perfect for use as a home office, studio, or additional living space.

Offering a seamless blend of style, space, and convenience, this home is ideally positioned for easy access to local shops, schools, and transport links.

## Specifications

- MODERN FAMILY HOME
- END OF TERRACE
- BEAUTIFULLY PRESENTED
- 3 DOUBLE BEDROOMS
- OPEN PLAN LOUNGE / KITCHEN / DINER
- WALKING DISTANCE TO ABBOTS LANGLEY HIGH STREET
- EASY ACCESS TO KINGS LANGLEY STATION, M25 & M1
- EXTENDED TO THE REAR AND INTO THE LOFT





Enjoy a low-maintenance garden with vibrant borders, a sleek patio for outdoor dining, and a garden room perfect for relaxing or 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.

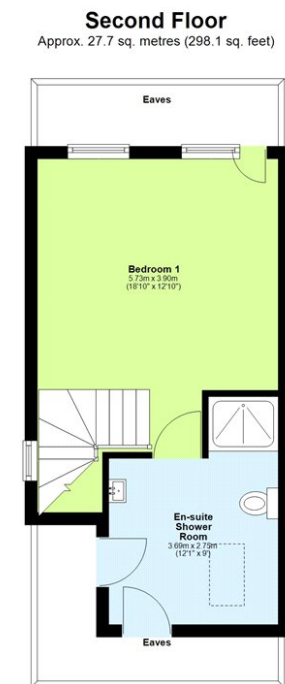
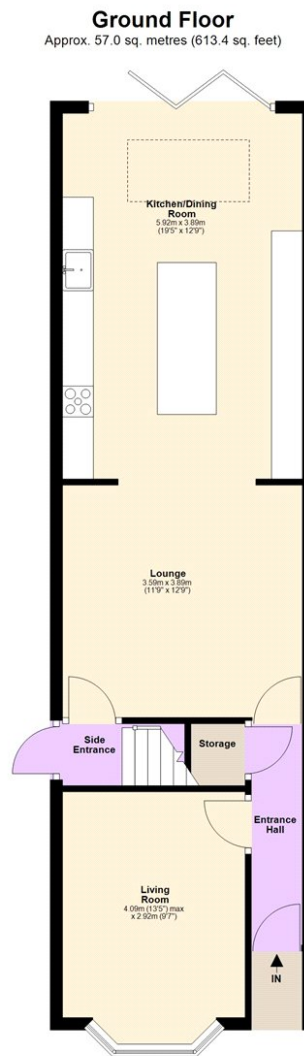
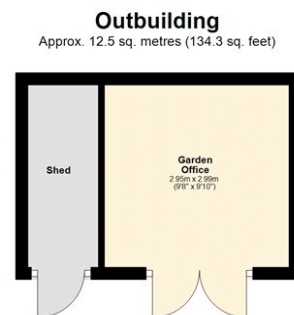


**Please Note:**

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.

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



Total area: approx. 137.3 sq. metres (1478.2 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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