



Castles

DE HAVILLAND WAY  
Abbots Langley, Hertfordshire WD5 0XF



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Offers I.E.O  
£375,000  
(Freehold)

Castles



Castles are delighted to bring to you this Extended Two Bedroom End of Terrace property, located in a popular residential area of Abbots Langley.



This well-maintained 1980's Family Home offers excellent living space, perfect for first-time buyers, downsizers, or investors. The property has been extended to the rear, creating a larger living area that flows beautifully into the private south-facing garden ideal for entertaining or relaxing in the sun. A standout feature is the detached studio at the rear of the property, which has been recently refurbished and offers versatile use as a home office, gym, creative space, or guest room. Within easy reach of local schools, amenities, and transport links, this is a fantastic opportunity to secure a home with great flexibility and outdoor space in a sought-after location.

## Specifications

- TWO BEDROOMS
- SPACIOUS LIVING AREA
- MODERN OPEN PLAN KITCHEN/DINER
- SOUTH FACING GARDEN WITH GATED ACCESS
- OFF STREET PARKING
- QUITE CAL-DE-SAC LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES





The Garden Studio is a versatile space perfect for a home office, gym, creative studio, or guest room.



#### 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: C**

**EPC Rating: C**

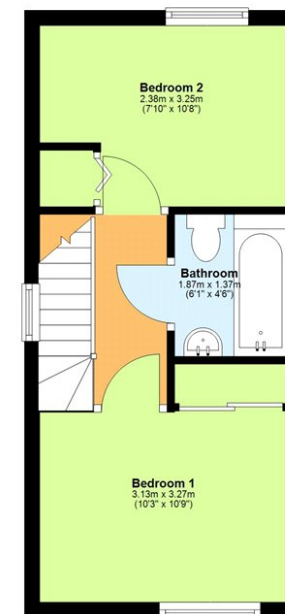
### Ground Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



### First Floor

Approx. 24.4 sq. metres (262.9 sq. feet)



Total area: approx. 66.6 sq. metres (717.1 sq. feet)

**Berkhamsted**

01442 865252

**Eaton Bray**

01525 220605

**Borehamwood**

020 8953 2112

**Hertford**

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