



Castles

MARLIN SQUARE
Abbots Langley, Hertfordshire WD5 0EG

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Offers Over
£550,000
(Freehold)

Castles



Castles are delighted to bring to the market this Charming 3-Bedroom Detached Home in the Heart of Abbots Langley Village.



Situated in a prime location within walking distance to both the bustling High Street and Kings Langley train station, this beautifully presented Three-Bedroom Detached property offers the perfect blend of village charm and modern convenience.

The home has been Extended to the rear and side, providing Generous living space ideal for families or those who love to entertain. The light-filled interiors are complemented by a South-Facing Garden, perfect for enjoying long summer days.

Located in a highly sought-after area, this home is just a short stroll from local shops, cafes, and excellent transport links, offering a superb lifestyle opportunity in a desirable village setting.

Specifications

- 3 DOUBLE BEDROOMS
- DETACHED
- EXTENDED TO THE REAR AND ON THE SIDE
- WALKING DISTANCE TO ABBOTS LANGLEY HIGH STREET
- EASY ACCESS TO KINGS LANGLEY STATION, M25 & M1
- POTENTIAL TO EXTEND (STPP)
- SOUTH FACING GARDEN
- OFF-STREET PARKING



The light-filled interiors are complemented by a south-facing garden, perfect for enjoying long summer days.



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.

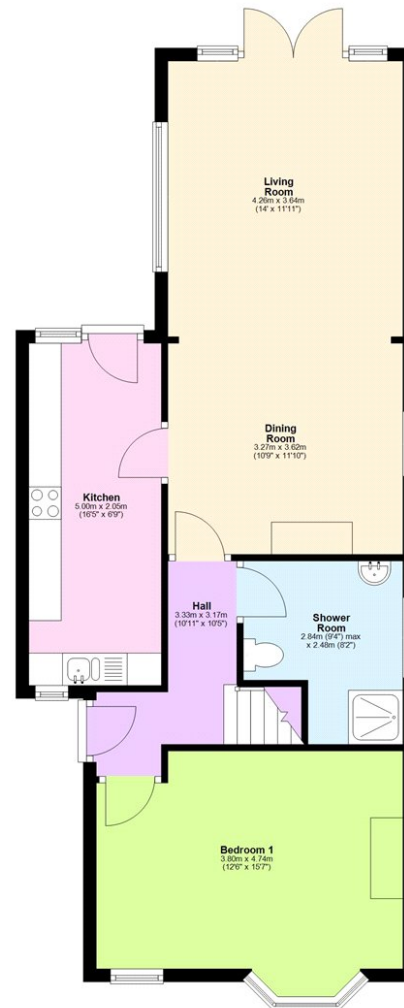
Tenure: Freehold

Council Tax Band: E

EPC Rating: D

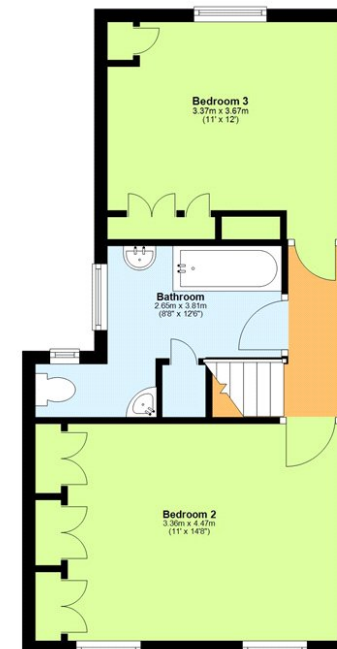
Ground Floor

Approx. 66.8 sq. metres (719.5 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 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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