



Castles

GRAND UNION WAY
Kings Langley, Hertfordshire WD4 8SS

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Asking
Price
£695,000
(Freehold)

Castles



Castles are delighted to present this spacious and beautifully presented Five-Bedroom Semi-Detached Family Home, ideally situated by the Grand Union Canal.



Nestled in a peaceful setting, this modern family home offers a perfect blend of comfort, style, and tranquillity.

On the ground floor you're welcomed into a spacious Entrance Hall which leads onto a modern Re-fitted Kitchen offering ample storage and a breakfast diner. To the rear is a bright and spacious Lounge/Diner which opens out onto a private garden via Bi-Fold Doors creating an ideal space for entertaining and everyday family life.

On the first floor; there are Two Double Bedrooms, one of which is being used as a Home Office, as well as a spacious Living Room that is bright and spacious. The two Juliet balcony's provide an additional touch of charm, allowing you to take in the fresh air and idyllic surroundings from the upper floor. In addition, there is a re-fitted Family Bathroom that is modern in design.

The second floor is Home to the impressive principal bedroom, complete with its own en-suite shower room. Two further bedrooms and an additional shower room provide flexibility for family and guests.

Step outside to discover a beautifully maintained garden - perfect for relaxing, entertaining, or enjoying outdoor dining.

Additional benefits include allocated off-street parking which is gated and secure as well as visitor permits for added convenience.

Located within walking distance of Kings Langley High Street and just a short stroll or drive to Kings Langley Station (London Euston), this property is ideal for commuters. Excellent road links via the M25, M1, and A41 make travelling to and from London and the surrounding areas quick and easy.

Specifications

- 5 BEDROOM SEMI-DETACHED TOWNHOUSE
- OPEN PLAN KITCHEN/DINER AND LIVING ROOM
- BI-FOLD DOORS
- CANAL VIEWS
- SPACIOUS MASTER BEDROOM WITH EN-SUITE
- COVERED AND SECURE OFF STREET PARKING
- CLOSE TO KINGS LANGLEY STATION AND HIGH STREET



Enjoy stunning Grand Union Canal views, just moments from the vibrant Kings Langley High Street.



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:

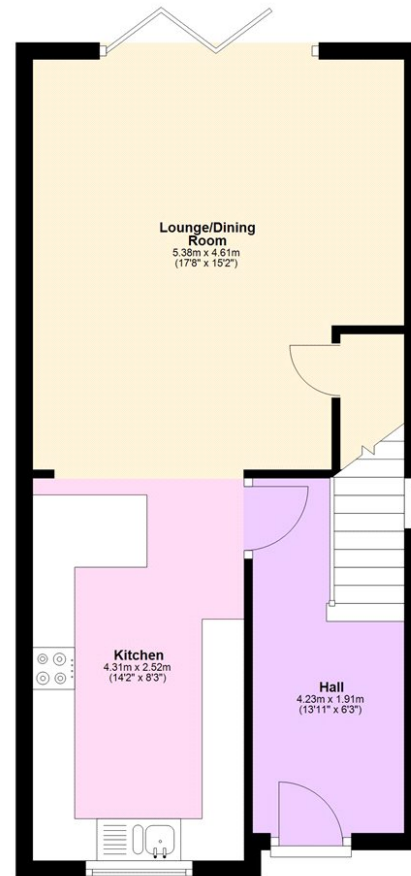
We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

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

Tenure: Freehold
Council Tax Band: F
EPC Rating: C

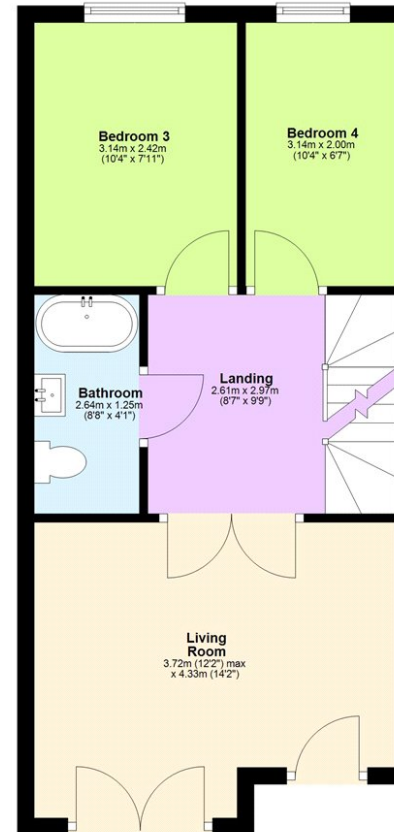
Ground Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



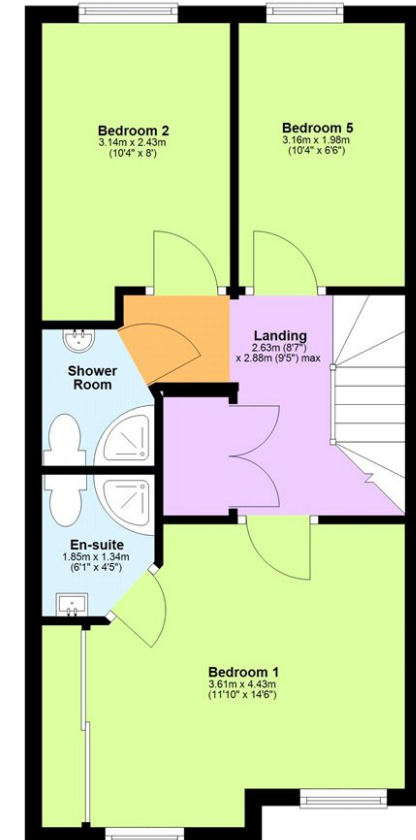
First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Second Floor

Approx. 40.6 sq. metres (437.2 sq. feet)



Total area: approx. 123.7 sq. metres (1331.1 sq. feet)

Berkhamsted

01442 865252

Eaton Bray

01525 220605

Borehamwood

020 8953 2112

Hertford

01992 501511

Boxmoor

01442 233345

Kings Langley

01923 936900

Bushey

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Radlett

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