



Castles

FRASER CRESCENT
Abbots Langley, Hertfordshire WD5 0BL

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Offers IEO
£900,000
(Freehold)

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Castles are delighted to bring to the market this beautifully Presented Four Double Bedroom Detached Family Home, in the sought after area of Abbots Langley.



Situated in a quiet cul-de-sac within the highly desirable catchment area for Parmiter's Secondary School, this spacious and well-presented Four Double Bedroom Detached home is perfect for modern family living. The ground floor boasts a stunning Open-Plan Kitchen, Dining, and Lounge area, ideal for both everyday family life and entertaining. Large windows and Doors flood the space with natural light while seamlessly connecting to the rear Garden. A separate Utility room with downstairs WC adds convenience, while the versatile home Office/Playroom provides flexibility for working from home or family use. Upstairs, you'll find Four generously proportioned Double Bedrooms, including a stylish master suite with an en-suite shower room, alongside a modern family Bathroom. Externally, the property features a private rear Garden, designed for relaxation and outdoor entertaining. To the front, a large double garage is complemented by a driveway providing off-street parking for 4-5 cars. Located in the desirable Abbots Langley area, this home combines peaceful surroundings with excellent access to local amenities, transport links, and outstanding schools.

Specifications

- MODERN DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLAN LIVING
- DOUBLE GARAGE
- PRIVATE REAR GARDEN
- QUIET CUL DE SAC LOCATION
- CATCHMENT AREA TO PARMITERS SECONDARY SCHOOL



This home offers the ideal balance of peaceful cul-de-sac living with easy access to amenities, transport links, and outstanding schools.



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.

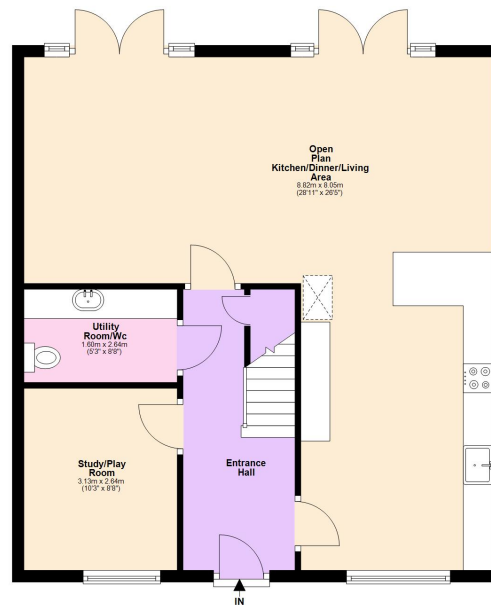
Tenure: Freehold

Council Tax Band: G

EPC Rating: B

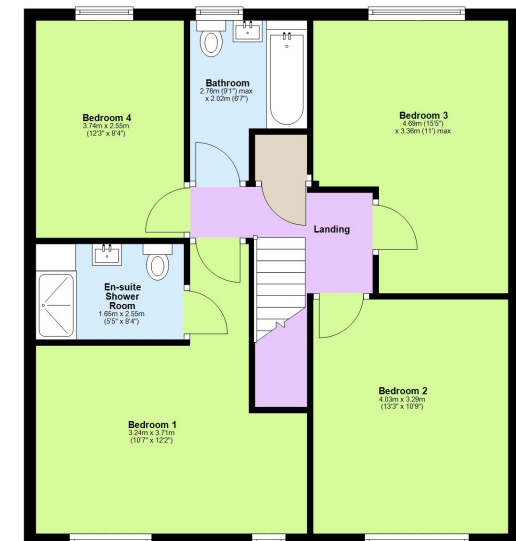
Ground Floor

Main area: approx. 71.0 sq. metres (764.1 sq. feet)
(Plus outbuildings, approx. 36.5 sq. metres (393.1 sq. feet))



First Floor

Approx. 71.5 sq. metres (770.0 sq. feet)



Main area: Approx. 142.5 sq. metres (1534.1 sq. feet)
Plus outbuildings, approx. 36.5 sq. metres (393.1 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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