

# David Doyle

 **MAYFAIR**  
OFFICE.CO.UK

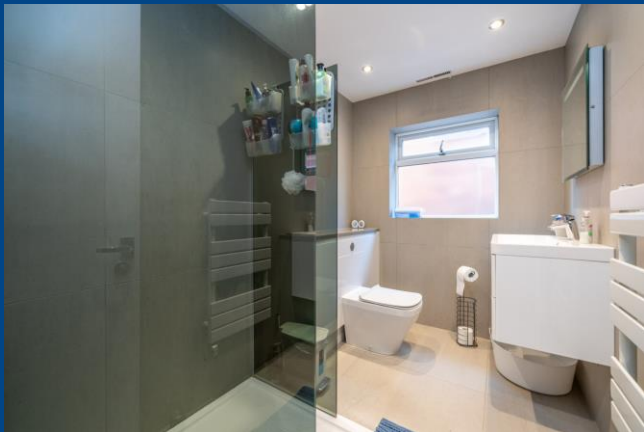


**14 York Close  
Kings Langley  
WD4 9HX**

01442 248671 [www.daviddoyle.co.uk](http://www.daviddoyle.co.uk) [boxmoor@daviddoyle.co.uk](mailto:boxmoor@daviddoyle.co.uk)

**Price £1,200,000** Freehold





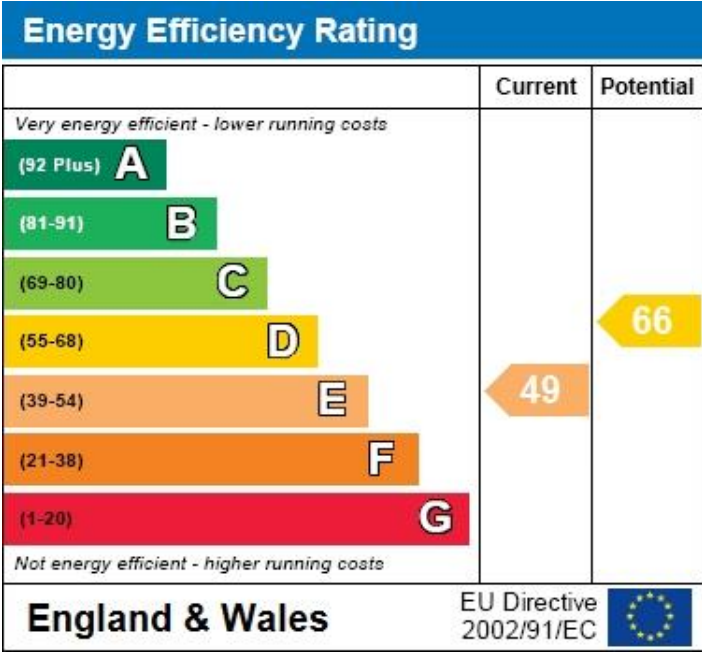
A rarely available 5 Double Bedroom Detached property with a Garage and Off Street Parking for multiple vehicles situated in this exclusive Kings Langley Cul de Sac within easy reach of the Village, excellent amenities, highly regarded schooling and travel links. The property has been extended and reconfigured to offer Four reception rooms, Two of which could also be used as further Bedrooms if needed. The accommodation comprises a large porch with a door to the entrance hall offering stairs to the first floor and doors to a Guest Cloakroom, an inner lobby with built in storage cupboards and doors to a Study and a Games room with a personal door providing side access. Also accessed from the hallway are further doors to a luxury fitted kitchen with under floor heating, a range of high gloss wall and base units with quartz work surfaces and integrated appliances leading to the side passage/utility area offering space and plumbing for white goods, storage facilities and personal doors to both the front and rear, an impressive main reception room with space for living and

dining and patio doors opening to the rear garden. Finishing the ground floor accommodation is a separate formal dining room. To the first floor is a spacious landing with access to the loft space via a pull down ladder and doors to Five Double Bedrooms, Four of which offering built in wardrobes and a luxury Shower and Bathroom, both with underfloor heating and quartz floor tiles, fully tiled walls and electric towel rails. Externally, the property is situated on a wide plot and has a particularly beautiful and generous mature rear garden arranged with patio seating areas, a lawn and an extensive array of plants and shrub borders, Further features of the garden are a shingled area, a shed, fenced boundaries and side access to the front of the property which benefits from a substantial Driveway with parking for many vehicles, a well tended and mature garden and access to the Garage via an up and over door. The property is offered in good order with high quality fixtures and fittings and an appointment to view is highly recommended to appreciate all this home has to offer.

Kings Langley has a bustling Village Centre with shopping facilities and amenities which include the highly regarded Schools and the Village Centre. For the commuter the M1/M25 access points and nearby Kings Langley and Hemel Hempstead Railway Station are close at hand.

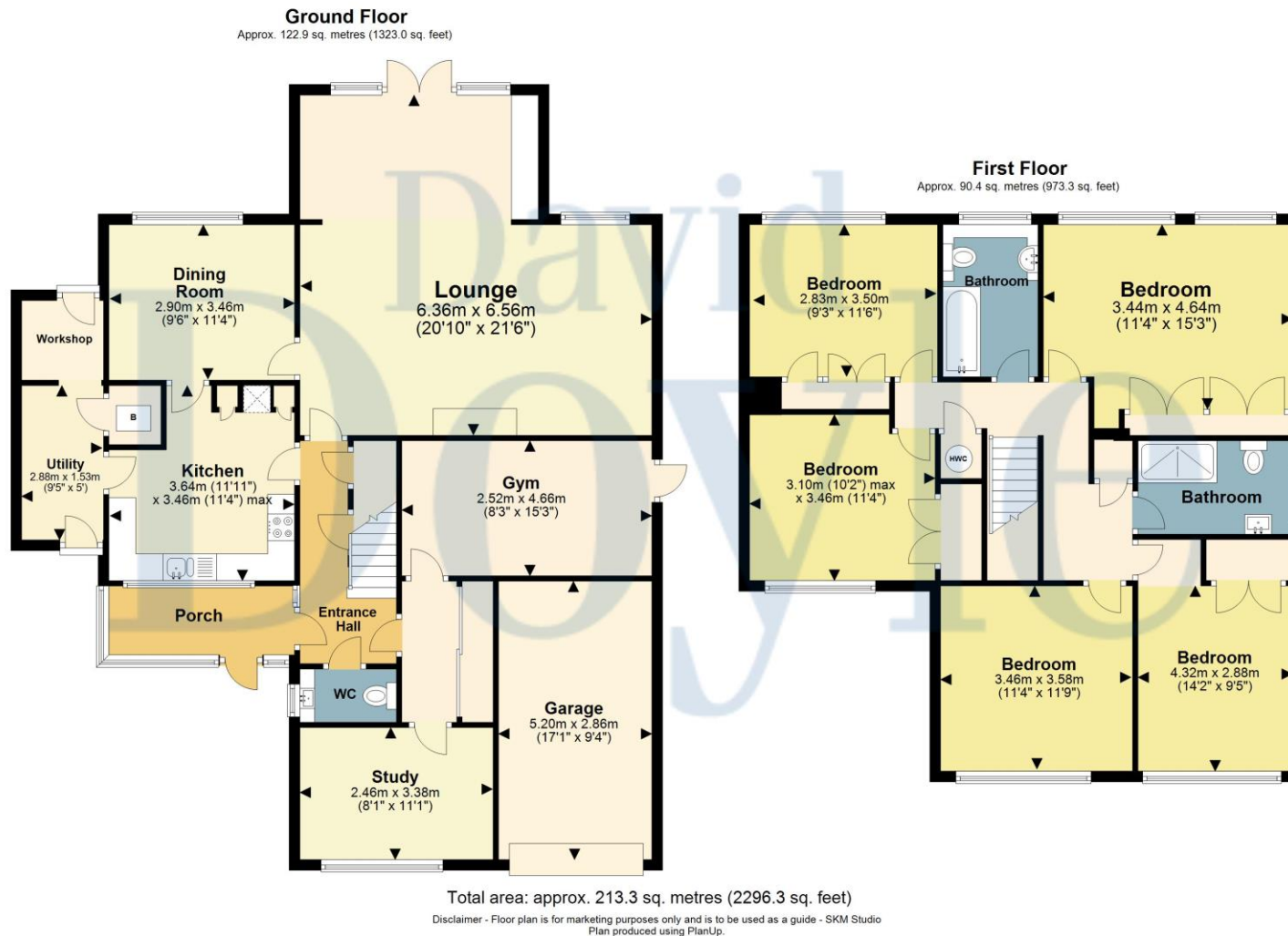
5 Double Bedroom Family Home  
Garage & Driveway

Prestigious Kings Langley Situation





Call **01442 248671** to arrange a viewing or register an interest



**14 York Close**  
**Kings Langley**  
**WD4 9HX**



Boxmoor Office  
45 St Johns Road  
Boxmoor  
Hemel Hempstead  
Herts, HP1 1QQ  
01442 248671