



Ovaltine Drive

Kings Langley Hertfordshire WD4 8SG

metropark

estate agent  
**Flaggs**  
PREMIER

# Ovaltine Drive


## Kings Langley Hertfordshire WD4 8SG

A superb 4 BEDROOM TOWNHOUSE on the sought after OVALTINE development on the banks of the Grand Union canal with a SOUTH FACING GARDEN and benefiting from a modern FITTED KITCHEN and only a short walk to Kings Langley TRAIN STATION (London Euston 25 mins away) and the historic picturesque High Street with its coffee shops, deli, restaurants, art gallery and bespoke clothing shops. Features include; 2 RECEPTION ROOMS, 4 BEDROOMS, STUDY, 2 EN SUITES (showers cubicles recently refitted), FAMILY BATHROOM, gas fired heating, double glazing and 2 parking spaces - one in front of the property & the other in the secure underground car park. Available NOW.

Price £575,000 - Freehold



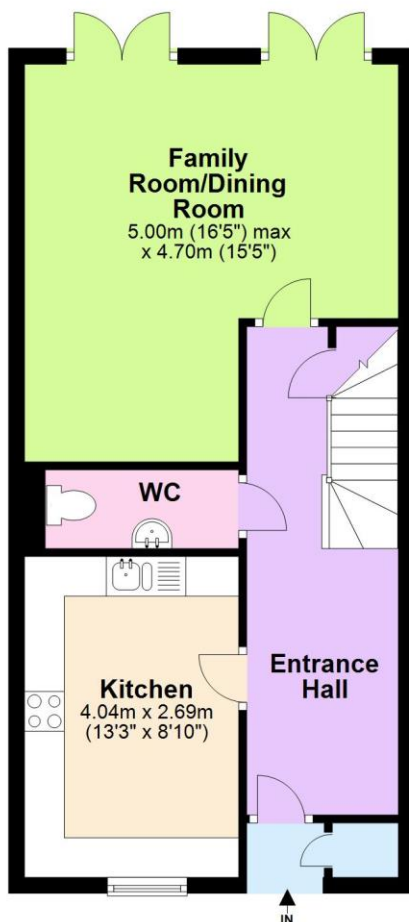


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



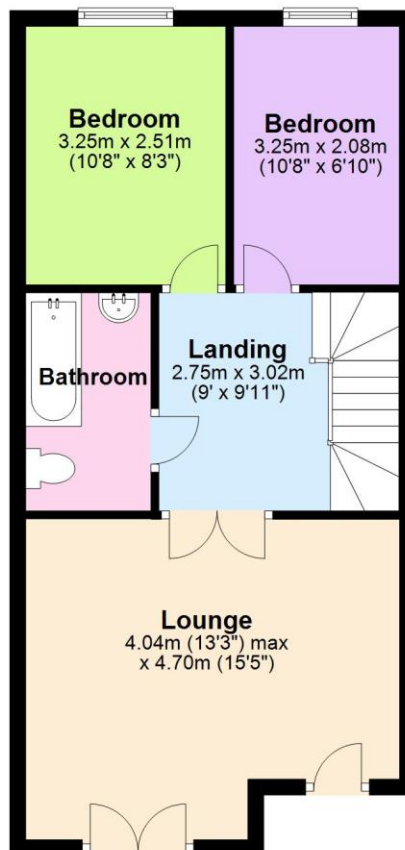
## Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



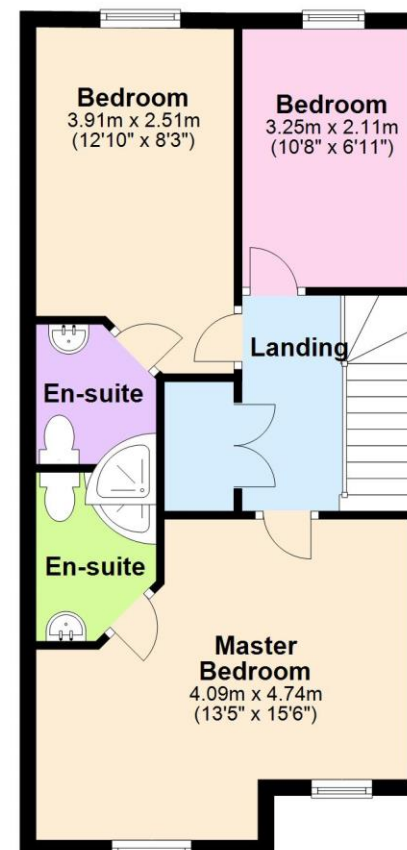
## First Floor

Approx. 46.6 sq. metres (501.7 sq. feet)



## Second Floor

Approx. 46.5 sq. metres (500.7 sq. feet)



Total area: approx. 141.2 sq. metres (1519.8 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.  
Plan produced using PlanUp.

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Apsley, Boxmoor & Hemel Hempstead

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During the course of our business relationship we may offer to introduce you to legal or financial services. If you take up any of these services we will receive a referral fee of up to £125 per legal case and up to 15% of the fee received by the mortgage broker from the bank/building society.

**Disclaimer:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. ALL MEASUREMENTS ARE APPROXIMATE

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