

**Popular Location**  
**Adrian Road Abbots**  
**Langley**

**Offers Over £335,000**  
**Share of Freehold**

**haart**  
ABBOTS LANGLEY

01923 269444

Available 8am - 10pm every day

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Ref: HRT000110723

# haart

Don't miss out on this lovely, rare to the market two bedroom maisonette, in a perfect central location. Benefitting from two bedrooms, spacious lounge and a well-appointed kitchen. Outside you have a private garden with summer house, shed/workshop and single garage.

- Popular Central Location
- Close to Local Amenities
- Two Bedroom Maisonette
- Spacious Living Room
- Private Garden
- Summer House
- Single Garage



## Lobby

Entrance lobby with stairs leading to accommodation, plus door leading to rear garden and single garage.

## Living Room 14'11" x 9'11" (4.55m x 3.03m)

Spacious living room with, feature fire, radiator and double glazed window to rear aspect, benefiting from views of the rising sun over the roof tops of Abbots Langley.



**Kitchen 7'10" x 9'10" (2.4m x 3.02m)**

Well fitted kitchen, with plenty of work surfaces and cupboard space. Offering 4 ring gas hob and fitted oven and single stainless steel sink drainer.

**Master Bedroom 13'4" x 11'3" (4.07m x 3.44m)**

Light and airy, good sized double bedroom with fitted wardrobes. Benefiting from double glazed window to front aspect.

**Bedroom Two 8'2" x 9'11" (2.5m x 3.03m)**

Single bedroom with double glazed window to front aspect, radiator and fitted wardrobes.

**Bathroom 5'6" x 4'2" (1.69m x 1.29m)**

Bathroom with sink, double glazed window to side aspect with privacy glass.

**Separate WC 6'6" x 2'7" (2m x 0.81m)**

Separate W/C with double glazed window to side aspect with privacy glass.

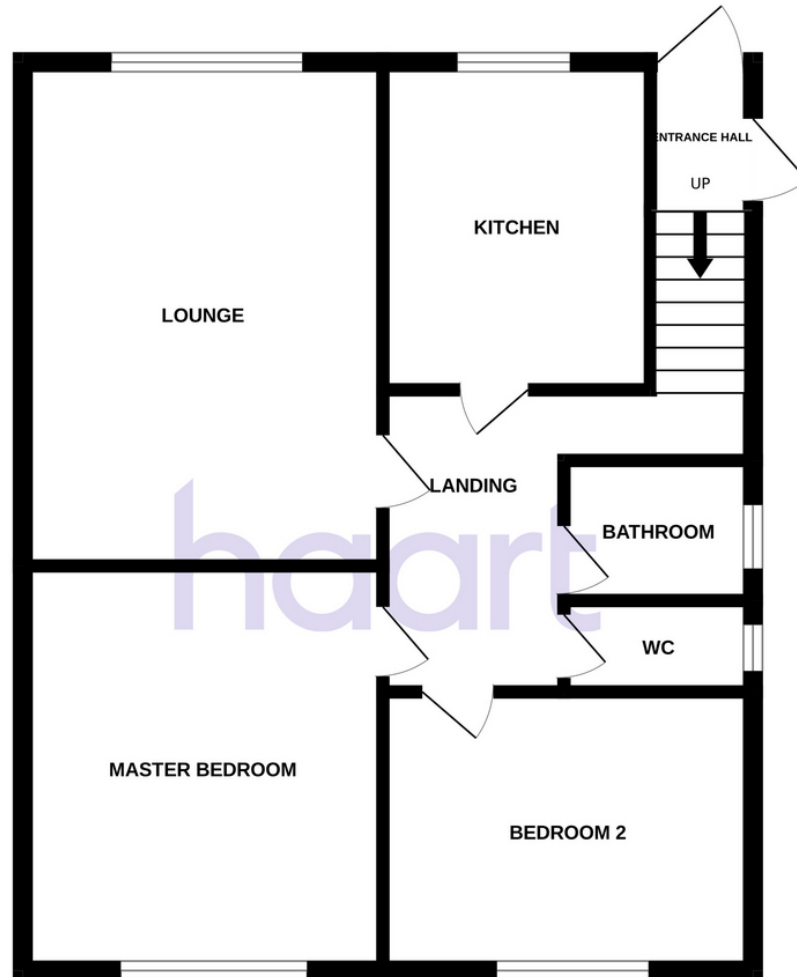
**Garage**

Single garage to the rear of the property with electric.

**Rear Garden**

Rear garden offers summer house and workshop/shed, both benefitting for insulation. The garden is laid to artificial lawn with a decking area in front to summer house. Surrounded by a well maintained flower beds with mature scrubs and space of summer bedding plants offering a very secluded outside place to enjoy.

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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