



**Beechfield, Kings Langley, WD4 8EE**  
**Asking price £400,000**

**Sears & Co**  
estate & letting agents

A well presented two bedroom maisonette situated in this popular position on Beechfield, Kings Langley, WD4 approximately 1 mile from Kings Langley mainline train station.

Accommodation includes a 17ft living room, modern kitchen, two bedrooms with built in wardrobes and a refitted family bathroom.

Externally the property further benefits from driveway parking, an area of front garden and a delightful private rear garden with countryside views.

Council tax band B. Contact sole appointed selling agents Sears & Co to arrange a viewing.

### Front Door

### Living Room

Double glazed window. Vertical radiator. Wood effect flooring. Access to the inner hallway and bedroom one.

### Inner Hallway

Two storage cupboards. Wood effect flooring. Access to the second bedroom, family bathroom and kitchen.

### Kitchen

Double glazed sliding doors leading to the rear garden. Fitted with a range of eye and base level units with work surfaces over. Integrated 'Bosch' oven with induction hob and extractor over. Integrated fridge freezer. Integrated slimline dishwasher. Space for a freestanding washing machine. Stainless steel sink with drainer unit and mixer tap. Wood effect flooring. Vertical radiator.

### Bedroom One

Double glazed window. Radiator. Two built in wardrobes.

### Bedroom Two

Double glazed window. Vertical radiator. Built in wardrobe.

### Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with shower over and glass screen, wall mounted wash hand basin and a low level w/c. Acrylic panelling to splash back area. Partially tiled walls. Wood effect flooring. Extractor fan.

### To The Front

An area of driveway parking laid with loose stones. An area of artificial lawn and patio. Planted bed. Outside light. Gated side access.

### To The Rear

A private garden arranged with areas of patio, artificial lawn and decking. Planted borders. Enclosed by timber panel fencing. Storage cupboard with space for a freestanding fridge/freezer and tumble dryer. Shed. Outside tap. Outside socket. Gated side access.

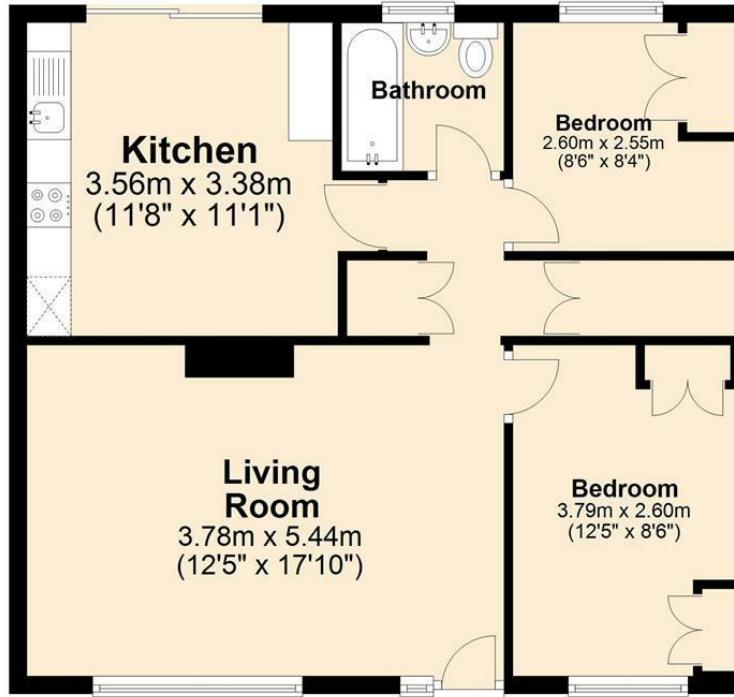
### Lease & Service Charge

The owners have advised that the property has approximately 90 years remaining on the leasehold. The owners have also advised that the property is subject to ground rent charges of approximately £10 per year and buildings insurance totalling £166.17 from March 2025 - March 2026. This information should be verified with a solicitor prior to any exchange of contracts.



# Floor Plan

Approx. 59.9 sq. metres (645.1 sq. feet)



Total area: approx. 59.9 sq. metres (645.1 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.□

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 floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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