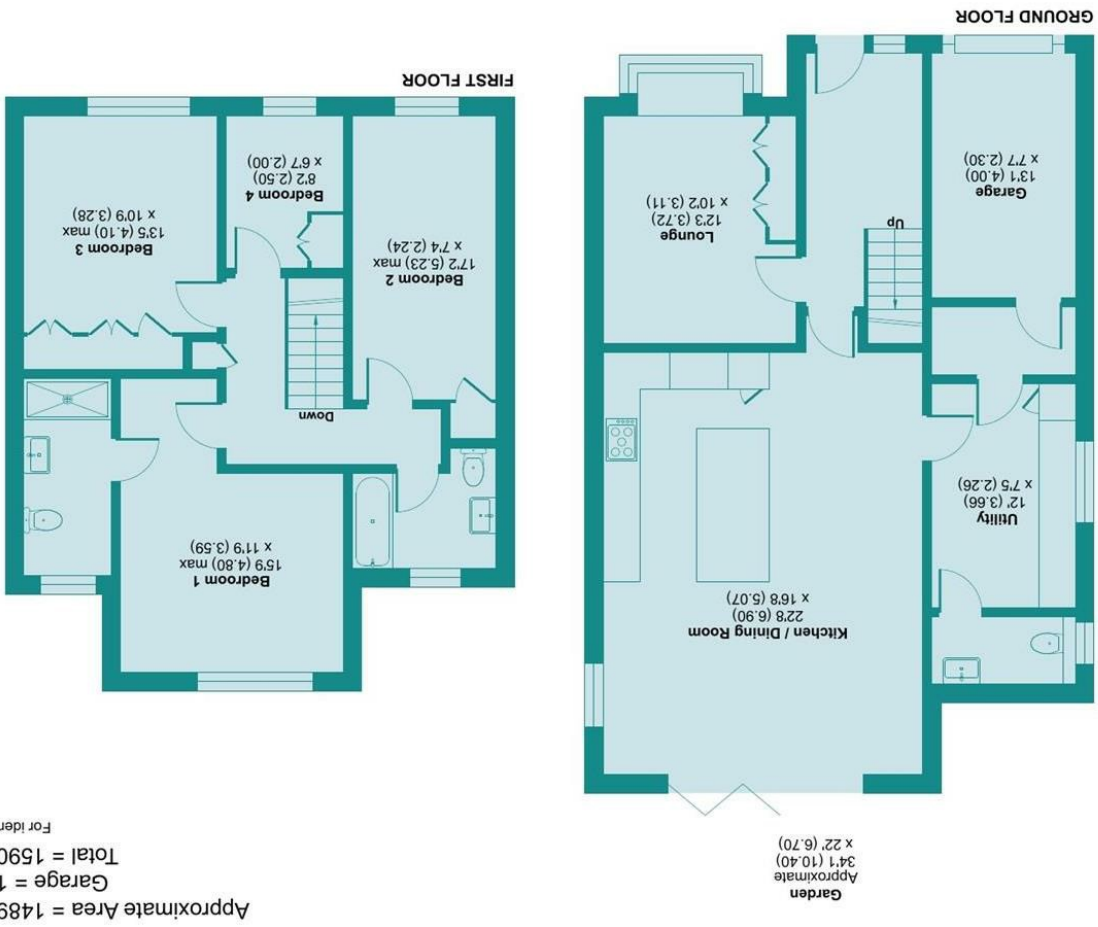


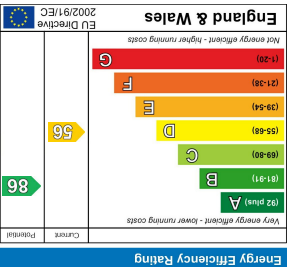
Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
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Produced for James Estate Agents.



Approximate Area = 1489 sq ft / 138.3 sq m
Garage = 101 sq ft / 9.3 sq m
Total = 1590 sq ft / 147.6 sq m
For identification only - Not to scale

Roman Gardens, Kings Langley, WD4

LOCAL AUTHORITY
Three Rivers District Council
TENURE
Freehold
COUNCIL TAX BAND
E
VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



GUIDE PRICE
£700,000
ROMAN GARDENS
, KINGS LANGLEY, WD4 8LG

PROPERTY SUMMARY

Fancy a peaceful canal side setting then this property could be for you. Nestled in the tranquil Roman Gardens of Kings Langley, this stunning detached house offers an impressive 1489 square feet of living space. The heart of the home is a stylish open-plan kitchen, dining, and living area, featuring a modern, fully integrated kitchen with separate utility room. The space is enhanced by bi-fold doors that open onto a beautifully landscaped garden, creating a seamless connection between indoor and outdoor living. Additionally, the ground floor includes a comfortable lounge and a convenient downstairs WC.

On the first floor, you will find four bedrooms, three of which come with fitted wardrobes, providing ample storage space. The principal bedroom comes with an en-suite shower room. A contemporary family bathroom serves the other bedrooms. This property also features an integral garage and parking for 2 vehicles. Located in a quiet cul-de-sac and just a short walk from Kings Langley station this home offers both peace and accessibility.

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