



Castles

POUND COTTAGE  
The Common, Kings Langley, WD4 8BW

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Asking  
Price  
**£900,000**  
(Freehold)

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Castles are delighted to present to the market Pound Cottage, a 17th Century Grade II listed Cottage filled with Character and Charm.



Beautifully presented throughout, Pound Cottage features Three generous Bedrooms, a family bathroom and a convenient cloakroom. The home benefits from Three versatile Reception rooms providing flexible options for relaxation, dining or working from Home. These spaces retain much of the original charm, including many period features such as an Inglenook Fireplace and Bread Oven. The separate kitchen is well-appointed and thoughtfully laid out, complementing the Cottage's period charm.

Externally, Pound Cottage benefits from a Garage and Off-Street Parking and a private Garden area - ideal for outdoor enjoyment and entertaining.

The local BR station reaches London Euston in around 20 minutes, making this an ideal property for anyone who needs to commute while the proximity to the local high street means shopping, leisure and other facilities are close to hand.

The M25, A41 and M1 roads are also within a short distance, offering drivers convenient road routes in and out of the area.

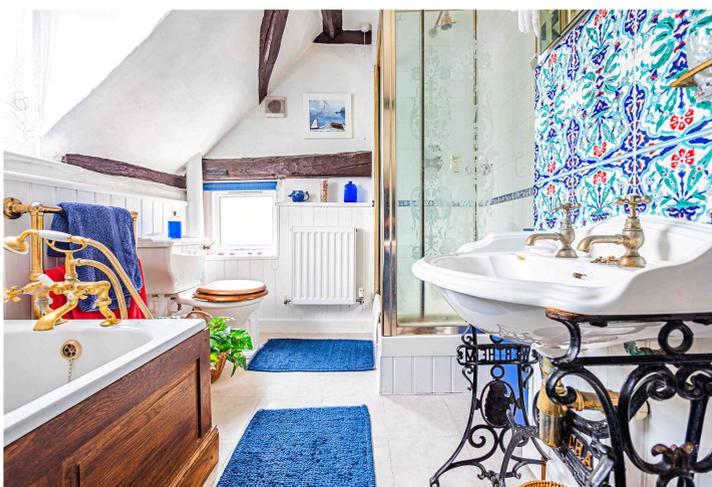
Schools include Kings Langley primary and secondary schools as well as a selection of private and denominational education establishments to suit all needs.

## Specifications

- GRADE II LISTED
- DETACHED COTTAGE
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- SEPARATE KITCHEN
- CLOAKROOM
- GARAGE AND OFF-STREET PARKING
- APPROX 1,889 SQ\_FT OF ACCOMMODATION
- CLOSE TO KINGS LANGLEY HIGH STREET
- EASY ACCESS TO M25, A41 & TRAIN STATION



Rich in original features and timeless charm, Pound Cottage blends historic character with modern practicality in a prime location.



#### **A little about the corner of the world we call home...**

Located 20 miles from Central London, Kings Langley is a well-regarded village with historical roots. Dating back to Norman times, the village lies to the south of the Chiltern Hills and is a good commuting distance away from London.

The local high street has a range of independent and boutique retailers, as well as a great selection of coffee shops, delis and restaurants. The larger shopping areas and supermarkets of Hemel Hempstead, St Albans and Watford are only a short drive away. Lying north of the M25, Kings Langley is close to both the M1 and the dual carriageway to Tring. It's a part of the London commuter

belt, benefiting from speedy train links into the capital (20 – 30 minutes journey). Regular local buses service Kings Langley, allowing for easy access to the nearby Hertfordshire towns and villages.

You can find plenty of green spaces, including Cassiobury Park and Longspring Wood. Slightly further afield you can find the picturesque Whippendell Woods and impressive Cheslyn stately home and gardens. The Chiltern Hills are only a short drive away and are worth exploring at the weekend.

**Please Note:**

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate and photographs provided are for guidance only.



Tenure: Freehold  
Council Tax Band: G  
EPC Rating: n/a

Berkhamsted  
01442 865252  
Eaton Bray  
01525 220605

Borehamwood  
020 8953 2112  
Hertford  
01992 501511

Boxmoor  
01442 233345  
Kings Langley  
01923 936900

Bushey  
020 8950 2551  
Radlett  
01923 537111



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