



Castles

MARLIN SQUARE
Abbots Langley, Hertfordshire, WD5 0EG

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Offers IEO
£600,000
(Freehold)

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Castles Estate Agents are delighted to represent this Captivating Character home, offering a harmonious blend of traditional charm and modern living, ideally located just a short stroll from the bustling High Street.



This property exudes warmth and character, the Open-Plan Living and Dining room features a traditional Bay Window, Two striking Fireplaces, and is bathed in natural light, creating a welcoming atmosphere. The bright and functional Modern Kitchen flows seamlessly to a separate Utility Room with a handy WC, adding to the practicality of this home. Upstairs, the two generously sized DOUBLE bedrooms are complemented by a luxurious family bathroom, complete with a FREESTANDING BATH and a separate walk-in shower cubicle. A particular highlight is the Loft Room, accessed via a fixed staircase. This bright and versatile space offers far-reaching views across the area, making it perfect as an office, snug, or hobby room. Step outside and you'll discover a true gem an immaculate SOUTHERLY FACING GARDEN. With its spacious patio for entertaining, lush lawn, and well-established borders, this outdoor space is perfect for families or relaxing in the sun. To the rear of the garden lies a VERSATILE OUTBUILDING, currently used as a gym/storage space but equally suitable as a HOME OFFICE or STUDIO. The property also benefits from OFF-STREET PARKING and an extra-wide side access, offering convenience and potential for future expansion (STPP).

Specifications

- CHARACTER PROPERTY
- PERIOD FEATURES
- OFF-STREET PARKING
- CLOSE TO HIGH STREET
- BEAUTIFULLY PRESENTED
- VERSATILE LOFT ROOM
- SOUTHERLY FACING GARDEN
- POTENTIAL TO EXTEND (STPP)



Step outside and you'll discover an immaculate Southerly Facing Garden. Making it the perfect retreat for relaxation or outdoor entertaining.



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

Abbots Langley is an old settlement with a rich history, dating back to 1045. Kings Langley station is on the edge of the village, offering regular services into London that take about half an hour. The village also has excellent motorway links. The M25 passes directly through the parish, and the M1 is very close, just to the east side. The Grand Union Canal runs through the village, offering great water connections to major UK cities, such as Leicester, Birmingham, and Nottingham.

For keen Harry Potter fans, just a five minute-drive away from the village is the Leavesden studio tour – one of the most popular tourist

attractions in the country. It includes a behind-the scenes tour of the film sets and props used in the making of the movies. Lovers of green space are served well by Leavesden Country Park, which offers more than 27 hectares to explore, including a football pitch, tennis courts, a kids' play area and an outdoor gym for adults. Abbots Langley is also home to a range of sports club, including cricket, football, and bowls.

The high street is lined with a diverse selection of food outlets, including four highly regarded Indian restaurants – The Noor Mahal, Abbots Tandoori, Forest of India, and Village Tandoori – plus the popular Pin Wei Chinese restaurant.

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.



Total area: approx. 119.4 sq. metres (1285.5 sq. feet)

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

Tenure: Freehold
Council Tax Band: D
EPC Rating: D

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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