





A SUPERB FOUR BEDROOM DETACHED HOUSE WITH TWO BATHROOMS AND AMPLE PARKING

This delightful family home is quietly tucked away within a pleasant and much sought after residential cul-de-sac. A large Tesco Express along with a variety of local shops, pubs and cafes can all be found close by. And the beautiful Leavesden Country Park is just a couple of minutes walk away.

The ground floor is made up of a porchway, entrance hallway, guest w.c., lounge, dining room and rear aspect kitchen with integrated appliances. On the first floor the spacious master bedroom benefits from an en-suite shower room and there are three further bedrooms as well as the family bathroom.

The integral garage offers potential for conversion (stp) and this lovely home is complimented by an 80ft rear garden with far reaching views and off-road parking for four cars.



KEY FEATURES

- Attractive four bedroom detached home
- Pleasant residential cul-de-sac location
- Major road links M1 and M25 easily accessible
- Guest WC
- Master bedroom with fitted wardrobes and en-suite shower room
- Off road parking for four cars



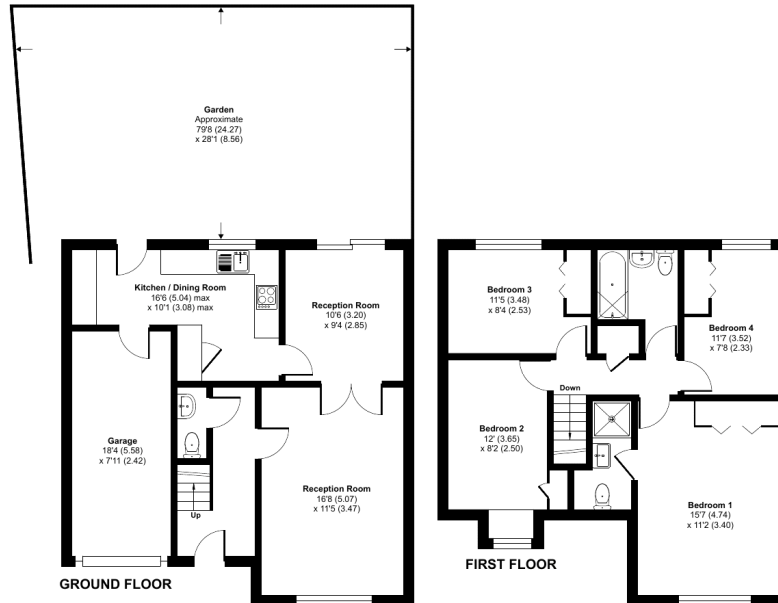
Mallard Road, Abbots Langley, WD5

Approximate Area = 1166 sq ft / 108.3 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1309 sq ft / 121.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Salters Residential. REF: 1252834

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Salters Residential
32 Langley Road
Nascot Wood, Watford
Herts, WD17 4PN

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

01923 901 777
info@saltersresidential.co.uk
www.saltersresidential.co.uk

