





AN EXTENDED TWO DOUBLE BEDROOM MID TERRACE HOUSE WITH PARKING FOR TWO CARS

This delightful and surprisingly spacious two double bedroom house is situated within this pleasant and much sought after residential area of Abbots Langley. 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 with playing fields, sports facilities, a children's play area and a popular café.

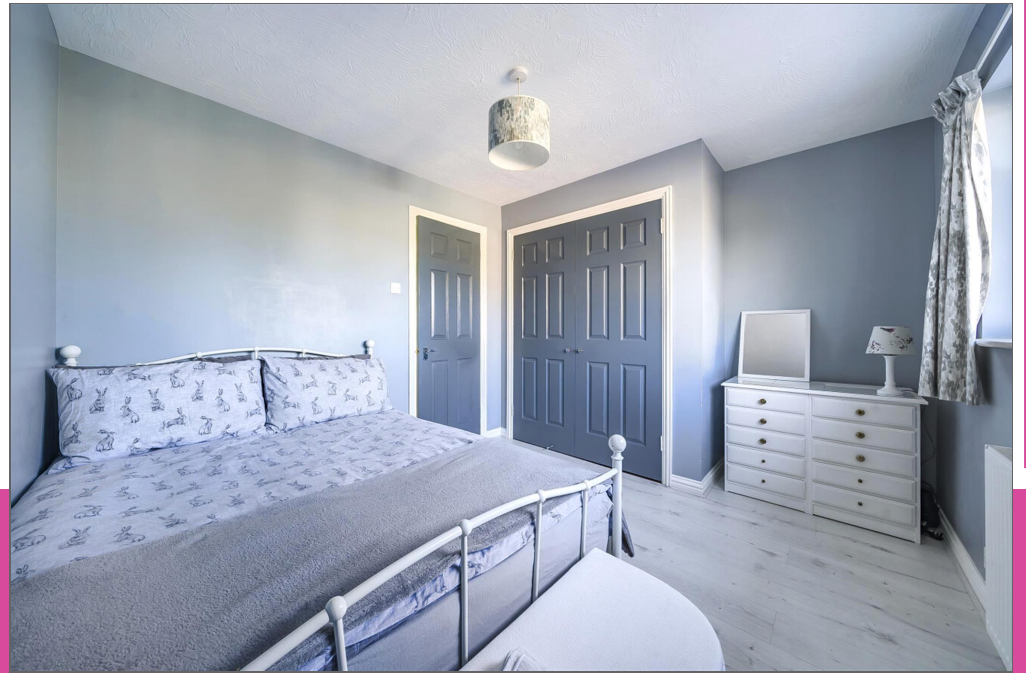
The ground floor is made up of an entrance hallway, guest w.c., large reception room, conservatory extension and kitchen. On the first floor there are two double bedrooms and family bathroom.

Externally, there are two allocated parking spaces and a child friendly garden with gated rear access.



KEY FEATURES

- Guest w.c.
- Low maintenance rear garden
- Allocated parking for two cars
- Conservatory extension
- Master bedroom with fitted wardrobes
- Loft conversion potential



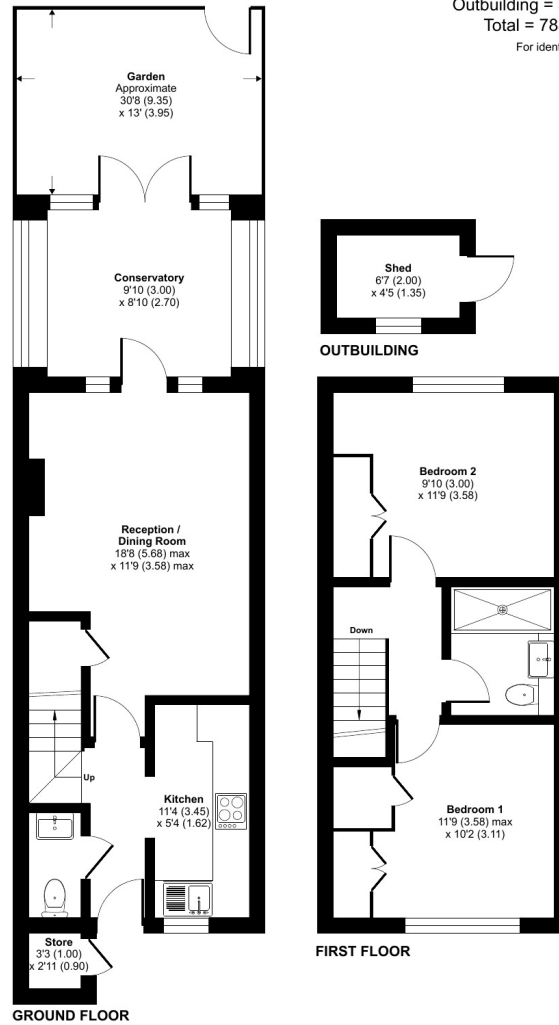
Mallard Road, Abbots Langley, WD5

Approximate Area = 751 sq ft / 69.7 sq m

Outbuilding = 37 sq ft / 3.4 sq m

Total = 788 sq ft / 73.1 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). © nichecom 2025. Produced for Salters Residential. REF: 1265439

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(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.

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