



Margaret Close  
Abbots Langley, WD5 0NN

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## Margaret Close, Abbots Langley

This ONE BEDROOM FREEHOLD house in the heart of ABBOTS LANGLEY offers a fantastic opportunity for those looking to create their dream home. In need of refurbishment, this property is brimming with potential.

Upon entering, you'll find a spacious open-plan kitchen and lounge area, perfect for modern living and entertaining. The large double bedroom features fitted cupboards, providing ample storage space. The bathroom includes a bath, WC, and sink, which would also benefit from updating.

Large corner garden which is great for entertaining. One allocated parking space.

This property is an excellent canvas for anyone looking to personalize and add value. Situated in a sought-after location with easy access to local amenities, this house is perfect for first-time buyers, investors, or those looking to downsize. Don't miss the chance to make this house your own!

This property is close to Abbots Langley village with its busy High Street with a range of good quality local shops, restaurants, cafes and a number of takeaway outlets and pubs. For a more comprehensive range of shops and amenities the larger towns of Watford, Hemel Hempstead & St Albans are within easy reach.

The village is ideally located for the commuter with Kings Langley mainline station approximately 1 mile from the village centre providing a fast and regular service to London Euston . Junction 20 on the M25 is approximately 1.5 miles distant giving easy access access to the M1, M4 and the motorway network, Luton airport and all major London airports.

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 for guidance only.



## Features

- One bedroom
- CHAIN FREE
- IN NEED OF MODERNISATION
- Close to local shops
- One allocated parking space
- Large garden
- FREEHOLD

## To Book a Viewing

Please contact Squire Estates on 01442 233533.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

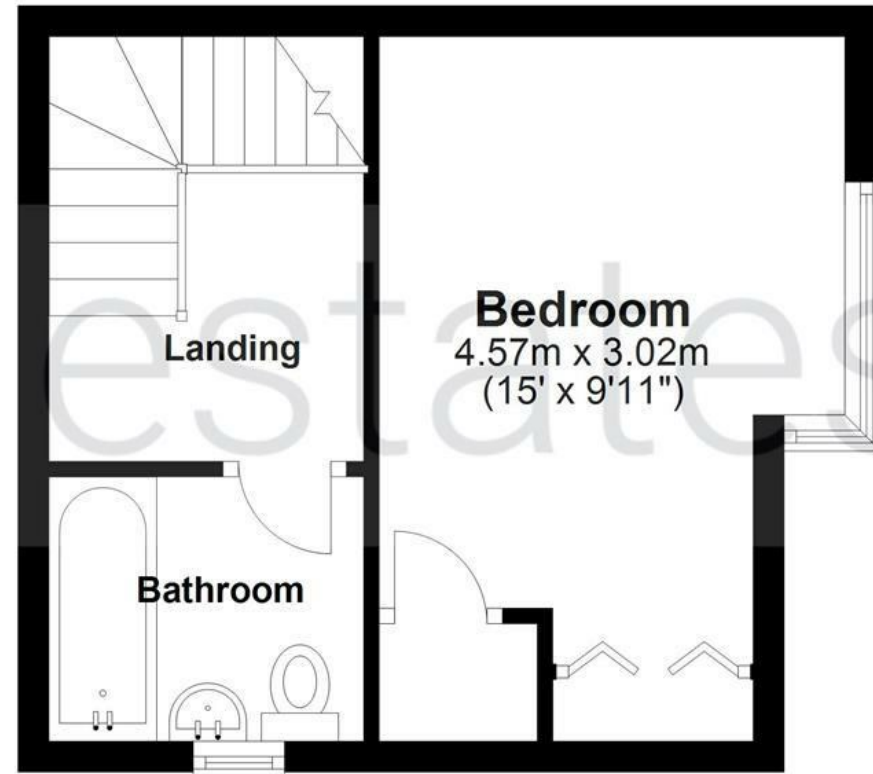
## Ground Floor

Approx. 24.0 sq. metres (258.4 sq. feet)



## First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



**Total area: approx. 46.4 sq. metres (498.9 sq. feet)**

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



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