

Eastwood House, East Lane, Abbots Langley

Fullbrook & Floor
estate agents



Key Features

- Semi Rural Setting
- Detached Residence
- Four Double Bedrooms
- Stunning Open Plan Kitchen/Family Room
- Generous Entrance/Conservatory
- Two Bathrooms
- Gated Generous Plot Size
- Parking For Several Cars
- Close To Highly Regarded Schools
- No Onward Chain

The Property

An exceptional four-bedroom detached bungalow, set behind a gated entrance on a substantial private plot in excess of 0.5 acre, facing open countryside, enjoying a semi-rural position just off Chequers Lane, Abbots Langley.

Offering a rare combination of space (2,600 sqft), privacy and future potential, this impressive home is ideally suited to discerning buyers seeking a lifestyle property within easy reach of excellent schooling and transport links.

The property is approached via an automated gated entrance, opening onto an expansive frontage with parking for numerous vehicles, creating an immediate sense of scale and arrival.

The plot itself is a defining feature — square shaped, generous and secluded, with clear scope for further enhancement or extension, subject to the usual planning consents.

A particularly attractive feature is the spacious entrance conservatory, equipped with air conditioning and underfloor electric heating, which provides a bright and welcoming introduction to the home, setting the tone for the accommodation beyond. This leads through to a central hallway from which the accommodation flows effortlessly.

The true heart of the home is the outstanding open-plan kitchen, dining and family space 800sq.f.— a beautifully proportioned room designed for both relaxed living and entertaining with underfloor water heating and wood burning stove. The kitchen is centred around a stylish island, complemented by ample space for dining and seating.

Large windows and patio doors draw in natural light and open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The master bedroom offers a calm and spacious retreat, complete with en-suite facilities, while three further generous double bedrooms provide excellent flexibility for family life, guests or home working. A well-appointed family bathroom includes a wooden sauna and serves the additional bedrooms, alongside a separate W.C.

Further benefits include easy access to useful 1300 sq. f. loft/eaves storage, adding to the overall practicality of the home. Energy ranked B, with solar panels, water-softener facility extended to every bathroom/wc.

The property's generous plot and layout also present exciting opportunities for further development or enlargement, allowing future owners to tailor the home to their own vision.
The location perfectly balances a semi-rural setting with everyday convenience. Parmiter's School and St Michael's Catholic School are within walking distance (700m), while the renowned Watford Grammar School for Boys and Watford Grammar School for Girls are within easy reach. A number of highly regarded independent schools are also close by.

Excellent road connections via the M1 and M25 ensure straightforward access to London and surrounding areas, while the historic city of St Albans lies just a short drive away, offering a vibrant mix of shopping, dining and mainline rail services into London St Pancras.

A rare opportunity to acquire a substantial and versatile home in a sought-after semi-rural location, offering both immediate comfort and exceptional long-term potential.

Guide £1,495m



































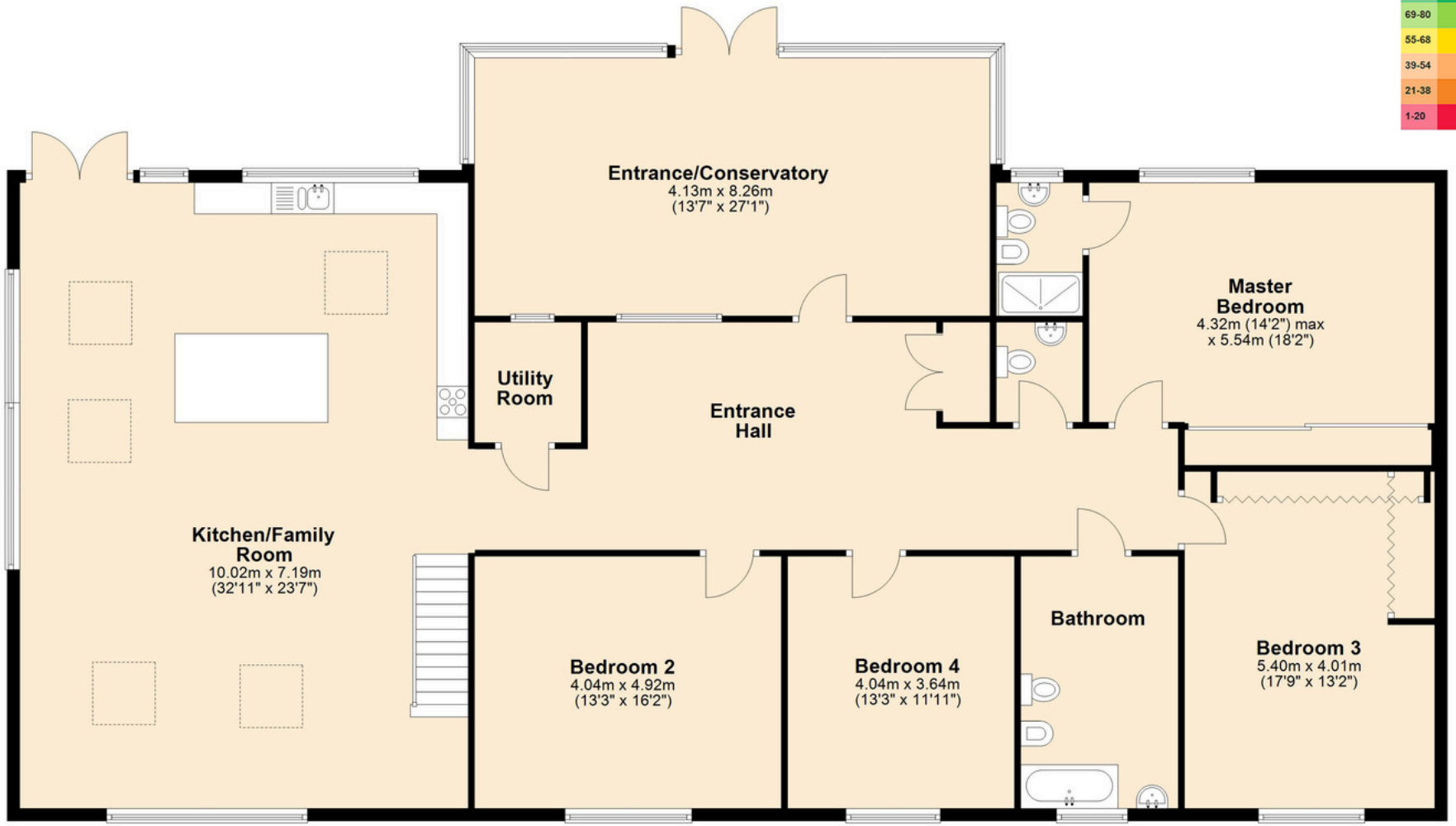

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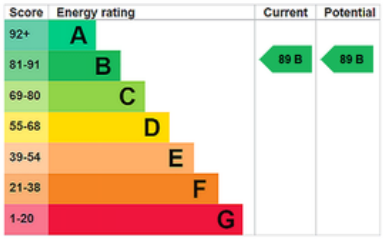




Ground Floor

Approx. 242.9 sq. metres (2615.0 sq. feet)





Total area: approx. 242.9 sq. metres (2615.0 sq. feet)

Plan created by Fullbrook & Floor Estate Agents. These measurements are an indication.
Plan produced using PlanUp.

Disclaimer:
Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings 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 any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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