

Mulburries



Coniston Road , Kings Langley, WD4 8DF

Guide price £575,000



Coniston Road, Kings Langley, WD4 8DF

- Beautifully presented three-bedroom mid-terraced home finished to a high standard
- Turnkey condition with stylish, modern décor throughout
- Welcoming entrance hall with covered porch and guest WC
- Impressive open-plan kitchen/living/dining space—ideal for family life and entertaining
- Contemporary refitted kitchen with contrasting cabinetry, integrated appliances and generous worktops
- Bi-fold doors creating seamless indoor/outdoor flow to the garden
- Rooflights and excellent natural light enhancing the sense of space
- Three well-proportioned bedrooms, all with fitted wardrobes
- Fully landscaped, low-maintenance rear garden with patio, artificial lawn and established borders
- Sought-after location within easy walking distance of Kings Langley Primary & Secondary Schools

A beautifully presented three-bedroom mid-terraced home, finished to a high standard and perfectly suited to modern family life. Stylish décor, quality materials and a superb open-plan layout combine to create a bright, welcoming property that's ready to move straight into.

A covered porch leads into an inviting entrance hall with a convenient guest WC. From here, the home opens into the impressive open-plan kitchen/living/dining space – a fantastic hub for both everyday living





and entertaining. The contemporary refitted kitchen features sleek, contrasting cabinetry, integrated appliances and generous worktop space, while the living and dining areas enjoy a wonderful sense of light and space. Bi-fold doors and rooflights draw natural daylight through the room and provide a seamless connection to the garden, creating an airy, relaxed atmosphere throughout.

Upstairs, there are three well-proportioned bedrooms, each thoughtfully arranged and benefiting from fitted wardrobes, complemented by a modern family bathroom.



Outside, the rear garden has been fully landscaped for ease and enjoyment, offering a broad patio for dining and socialising, artificial lawn and established borders – ideal for summer gatherings, children's play or simply unwinding.

Ideally located within easy walking distance of Kings Langley Primary and Secondary Schools, this is an exceptional opportunity for buyers seeking a premium, turnkey home in a highly regarded area. Early viewing is strongly recommended to appreciate the space, finish and lifestyle on offer.



Ground Floor
Approx. 63.6 sq. metres (684.3 sq. feet)

Dining/Family Room
2.69m x 7.62m
(8'10" x 25')

Living Room
3.63m x 5.21m
(11'11" x 17'1")

Kitchen
5.17m x 2.00m
(17' x 6'7")

WC

First Floor
Approx. 43.0 sq. metres (462.3 sq. feet)

Bedroom
3.02m x 4.01m
(9'11" x 13'2")

Bedroom
3.02m x 3.33m
(9'11" x 10'11")

Bedroom
2.11m x 3.02m
(6'11" x 9'11")

Bathroom
2.05m x 3.02m
(6'9" x 9'11")

Bathroom
2.08m x 1.83m
(6'10" x 6')

Total area: approx. 106.5 sq. metres (1146.7 sq. feet)

Although Mulburries LTD ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purpose only as defined by RICS code of measurement practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for the initial guidance only and should not be relied on as a basis of valuation.
Plan produced using PlanUp.

Mulburries

Please contact our Mulburries Office on 01442 732362
if you wish to arrange a viewing appointment for this property or require further information.

31 Lawn Lane, Hemel Hempstead, Hertfordshire, HP3 9HH
Tel: 01442 732362 Email: contact@mulburries.co.uk ryan.green@mulburries.co.uk

Energy Efficiency Rating		Current	Point
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		73	80
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive 2002/91/EC