



6 Lakeside Avenue , Kings Langley, WD4 8FU

Mulburries are proud to present to the open market this beautifully presented four-bedroom family home on Lakeside Avenue, Kings Langley, offering approximately 1,775 sq ft of stylish accommodation arranged over three floors, with a garage, private garden and around five years NHBC warranty remaining.

The ground floor is designed for modern family living, opening into a welcoming hallway with cloakroom/WC. To the front is a bright lounge, ideal for relaxing, while the rear of the home features a superb kitchen/dining room with contemporary fitted cabinetry, integrated appliances, island-style workspace and doors opening directly to the garden. A garage provides valuable parking, storage or future flexibility, subject to consent.

The first floor offers three well-proportioned bedrooms, including rooms suitable for children, guests or home working, together with a modern family bathroom. The top floor is dedicated to an impressive principal bedroom suite, creating a private retreat with excellent proportions, fitted storage potential and its own en-suite shower room.

Guide price £750,000

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, Kings Langley, WD4 8FU



- Four-bedroom family home
- Around 5 years NHBC warranty remaining
- Ground floor WC
- Garage, private garden and excellent commuter links
- Approx. 1,775 sq ft of accommodation
- Bright front lounge
- Top-floor principal bedroom suite
- Arranged over three floors
- Modern kitchen/dining room
- En-suite plus family bathroom



[Directions](#)





Floor Plan



Total area: approx. 164.5 sq. metres (1770.6 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(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