

Mulburries

Rucklers Lane, Kings Langley, WD4 8BA

Guide price £575,000

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Rucklers Lane, Kings Langley, WD4 8BA

- **Approximately 1,106 sq ft of accommodation**
- **Stylish kitchen/diner with garden access**
- **Spacious reception room with French doors**
- **Separate ground-floor study**
- **Utility room and downstairs WC**
- **Two double bedrooms and a third single bedroom**
- **Contemporary first-floor shower room**
- **Generous rear garden with patio and timber outbuilding**
- **Gravelled driveway providing off-street parking**













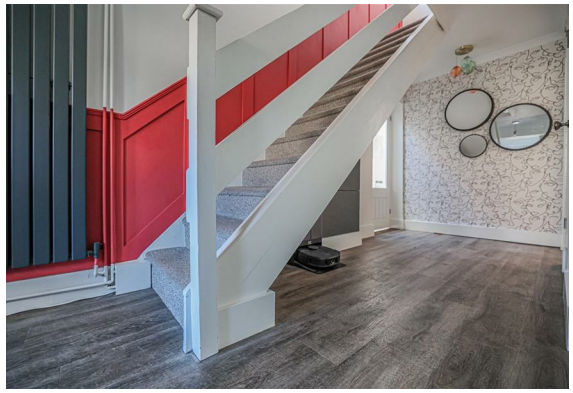
A beautifully presented three-bedroom home on Rucklers Lane, offering approximately 1,106 sq ft of versatile accommodation, an impressive kitchen/diner, separate study and a generous rear garden, complemented by driveway parking.

Mulburries are delighted to present this beautifully presented three-bedroom family home on Rucklers Lane, Kings Langley. Offering approximately 1,106 sq ft of versatile accommodation, this stylish property combines generous living space, a contemporary kitchen/diner and a sizeable rear garden, complemented by off-street parking.

The welcoming entrance hall provides access to a separate study, ideal for home working or a children's playroom, together with a convenient downstairs WC. The spacious rear













reception room features attractive wall panelling and French doors opening onto the patio, creating a comfortable setting for everyday family life and entertaining.

The impressive kitchen/diner extends along the side of the property, featuring sleek cabinetry, extensive worktop space, built-in ovens and a wine cooler. A bright dining area overlooks the garden, with doors opening directly outside, while the separate utility room keeps laundry and additional storage neatly tucked away.

Upstairs are two well-proportioned double bedrooms and a third single bedroom, providing flexibility for a growing family, visiting guests or an additional workspace. The principal bedroom benefits from fitted storage, while the stylish shower room features a glazed shower enclosure, vanity basin and eye-catching patterned flooring.

Outside, the generous rear garden offers a paved terrace for outdoor dining, steps leading to a lawn, established planting and further seating areas. A timber outbuilding provides useful storage, while the gravelled driveway adds everyday convenience.

Positioned within reach of Kings Langley village and Apsley, the property offers access to shops, cafés and everyday amenities. Apsley railway station provides connections towards London Euston, while the M1 and M25 offer wider road links. Nearby countryside adds further appeal for buyers seeking a balance of convenience and outdoor space.

Contact Mulburries to arrange your viewing.

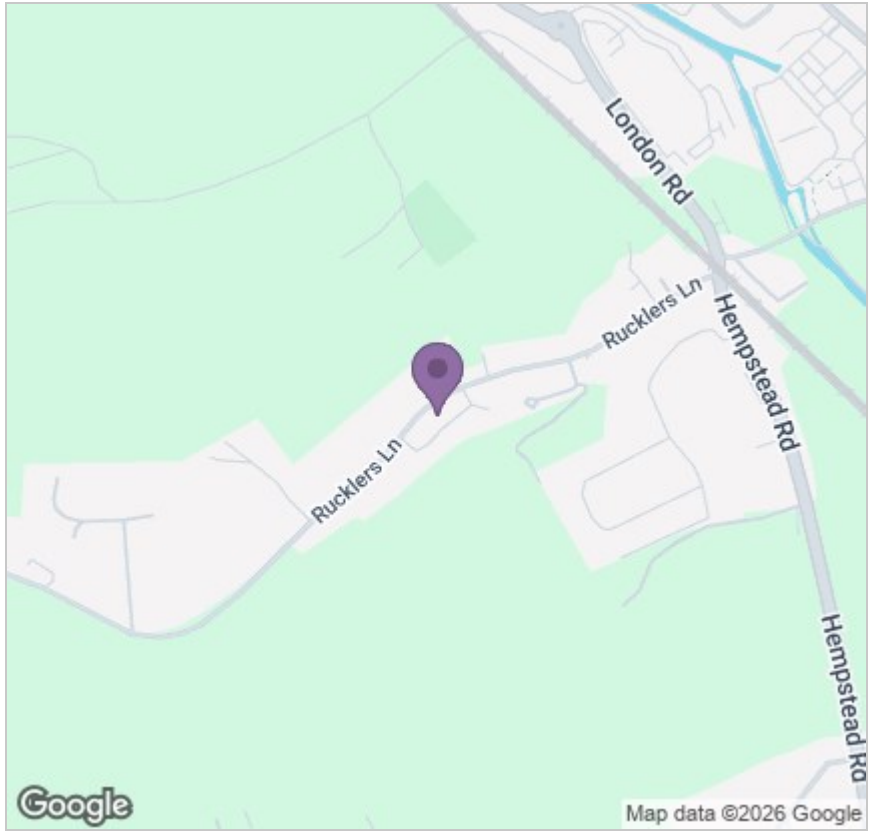
Floor Plan



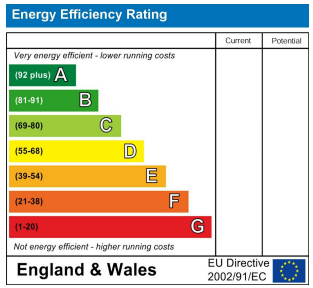
Total area: approx. 102.8 sq. metres (1106.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Viewing

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

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