

LAKESIDE

RAILWAY TERRACE, KINGS LANGLEY,
HERTFORDSHIRE, WD4 8JB

Stylishly designed 2 & 3 bedroom houses located
on a small development in the historic
English village of Kings Langley.

WELCOME

Lakeside is situated in the historic English village of Kings Langley. With an idyllic bustling high street and easy access to the tranquil canal towpath, it is an interesting and diverse area of Hertfordshire.

The local area

Queen Eleanor, wife of King Edward I, built a palace for hunting, complete with its own deer park, on a hill above the village in 1276. In her honour the village was Langley Regina, later to become Kings Langley.

Every June the village hosts a summer festival featuring a variety of family events and music.

In 1913 Ovaltine opened a factory in Kings Langley. Originally there were just seven workers, but the site was expanded to employ around 1,400 in the 1950s before automation reduced employment. In 1971 the factory was visited by endorser

Muhammad Ali, who said he had drunk Ovaltine 'since he was a little boy'. It remained a major local business until its closure in 2002.

Kings Langley and neighbouring village Abbots Langley have an excellent choice of shops, boutiques, pubs and restaurants whilst the major shopping malls at Watford and Hemel Hempstead are both within about five miles.

The area benefits from a great choice of schools for all ages and excellent transport links from Kings Langley station, only 1.1 miles from Lakeside.



Grand Union Canal, Kings Langley



Period shops on High Street, Kings Langley

SPECIFICATION

Homes elegantly crafted to match your lifestyle.

Kitchen/dining room

- Contemporary fitted kitchen units with worktops
- Integrated washer/dryer, dishwasher and fridge/freezer
- Built-in electric oven and four burner gas hob
- Glass extractor hood
- Stainless steel splashback to hob
- Amtico ceramic floor tiles
- 1 ½ bowl stainless steel sink

Bathroom

- White sanitary ware
- Chrome heated towel rail
- Glass shower screen
- Thermostatic shower over bath
- Full height tiling around bath and splashback to basin
- Amtico ceramic floor tiles

Cloakroom

- White sanitary ware
- Amtico ceramic floor tiles
- Tiled splashback to basin

Exteriors

- Double glazed UPVC windows
- Turf laid to rear garden
- Patio area
- Front and rear entrance lighting
- Lockable shed
- Paved footpath from house to shed
- Rotary drier
- 2 allocated parking spaces
- 125 year lease
- The Q Policy, 12 years structural defects insurance from Q Assure Build Ltd

Interiors

- Carpet to non-wet areas
- Built-in wardrobe to master bedroom
- Smoke/heat alarms
- Carbon monoxide detector
- Combi boiler
- Telephone socket to living room
- Fitted TV aerial to living room to provide Freeview TV



Interior image from a previous Hightown development

SITE PLAN



Key

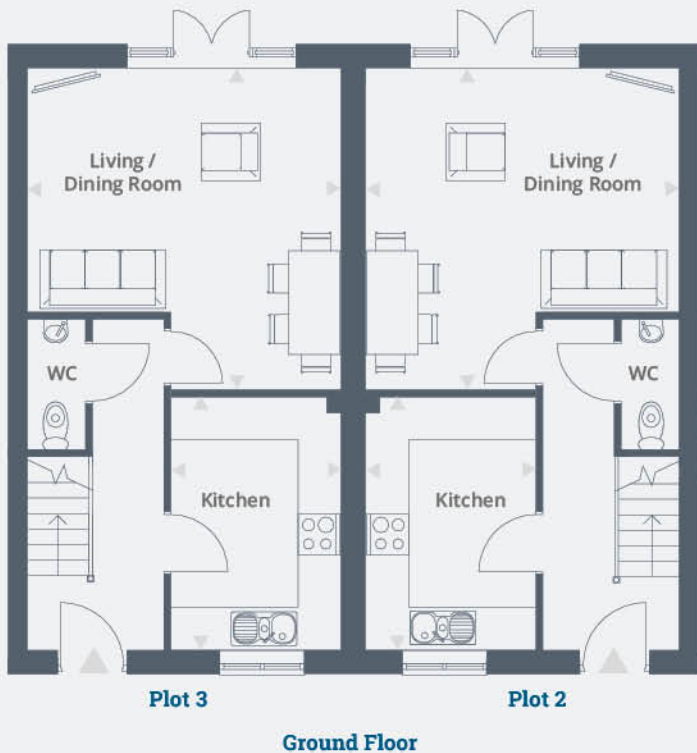
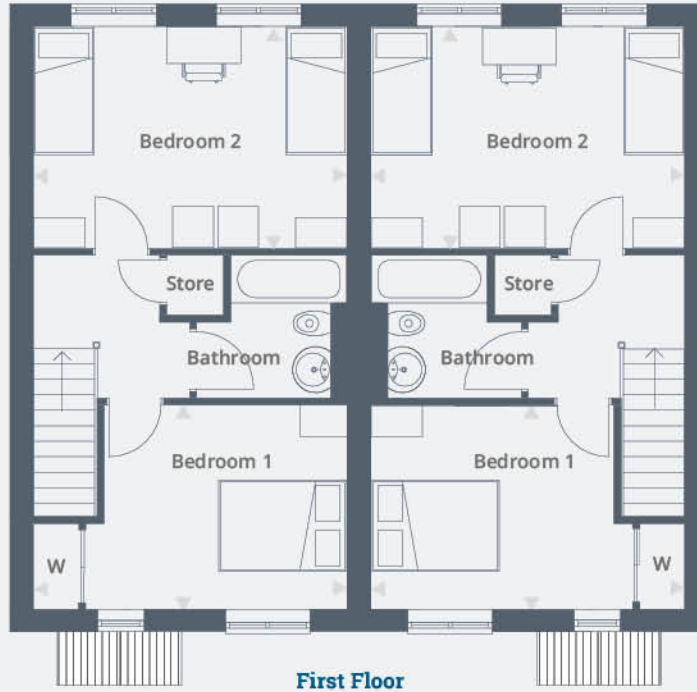
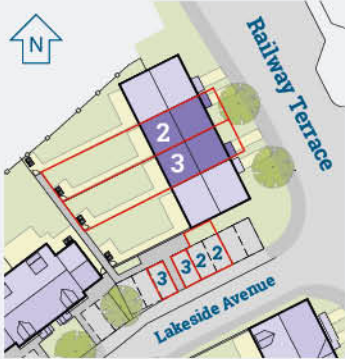
- 2 bedroom houses
- 3 bedroom houses

FLOOR PLANS

2 BEDROOM HOUSES

Plot 2 | 57 Railway Terrace, Kings Langley, Hertfordshire, WD4 8JB

Plot 3 | 58 Railway Terrace, Kings Langley, Hertfordshire, WD4 8JB



Key

W - Wardrobe

Dimensions

Living Room / Dining Room	4.74m x 4.59m	15' 6" x 15' 1"
Kitchen	3.70m x 2.52m	12' 2" x 8' 3"
Bedroom 1	4.59m x 2.96m	15' 1" x 9' 8"
Bedroom 2	4.59m x 3.23m	15' 1" x 10' 7"

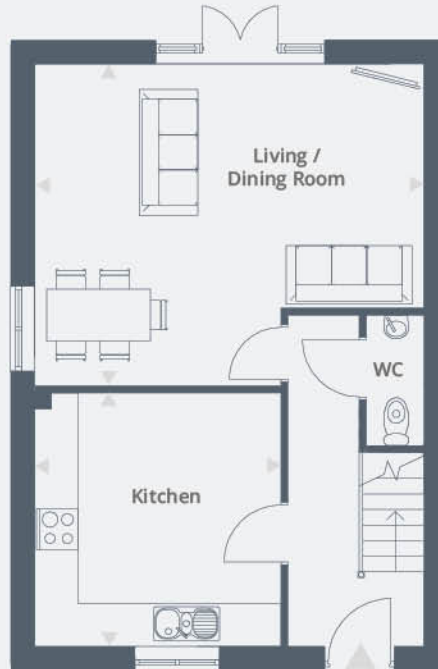
Total Area 79 m² / 850 ft²

3 BEDROOM HOUSES

Plot 4 | 59 Railway Terrace, Kings Langley, Hertfordshire, WD4 8JB



First Floor



Ground Floor

Key

W - Wardrobe

Dimensions

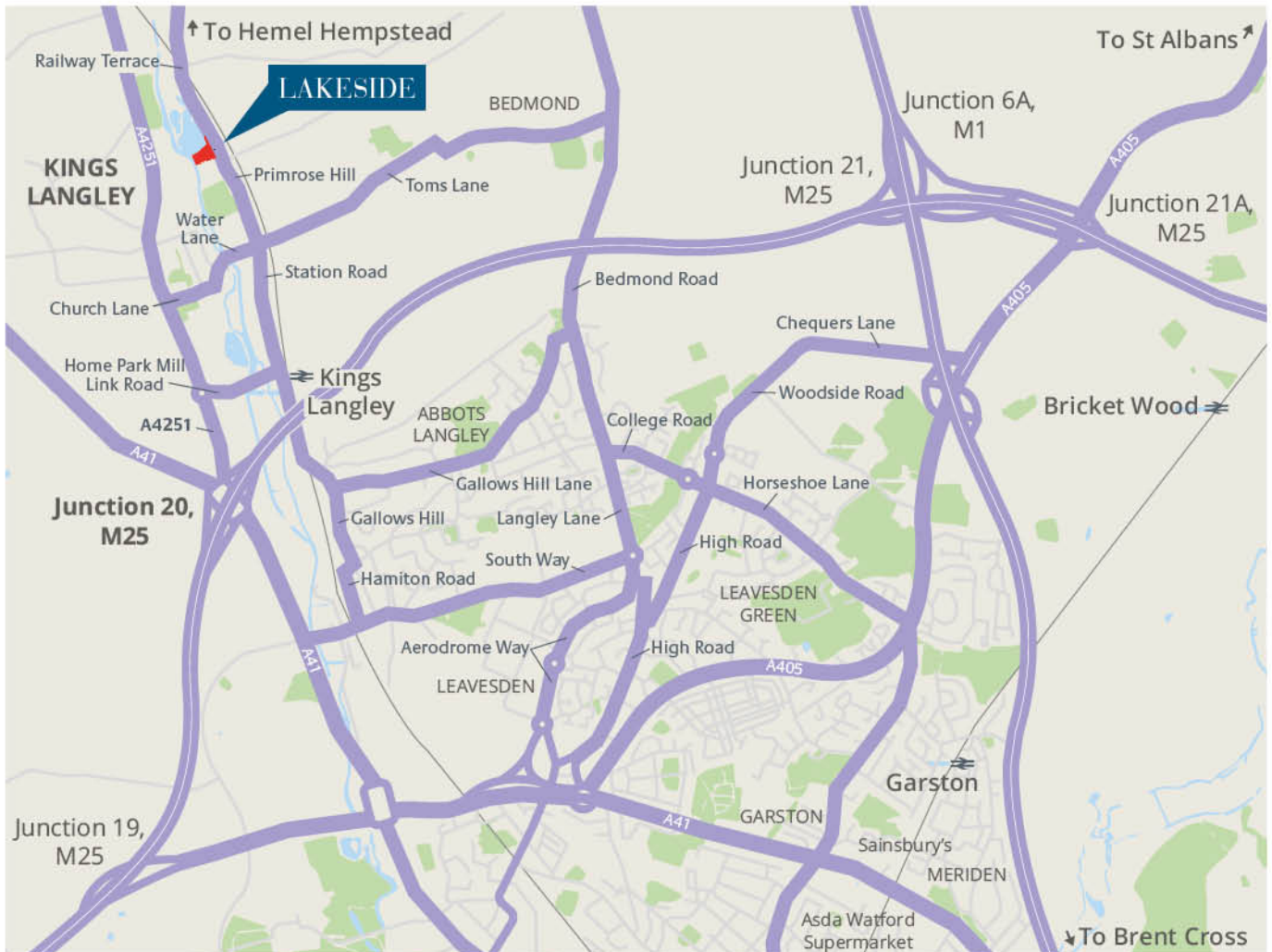
Living Room / Dining Room	5.77m x 4.74m	00' 0" x 15' 6"
Kitchen	3.70m x 3.55m	12' 2" x 11' 8"
Bedroom 1	4.74m x 2.96m	15' 6" x 9' 6"
Bedroom 2	3.55m x 3.40m	11' 8" x 11' 2"
Bedroom 3	3.40m x 2.07m	11' 2" x 6' 9"

Total Area 98 m² / 1,054 ft²

Floor measurements are indicative only.

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Location details

Main line trains from Kings Langley run every 30 minutes into London Euston and take roughly 25 minutes*.

By road Lakeside is about one and a half miles from J20 of the M25. The M1, A41 and A414 are all just a few moments away by car.

For travelling further afield, Luton Airport is 13 miles from Lakeside and Heathrow Airport is 17 miles away by road.

Source: *www.nationalrail.co.uk

For further information call 01442 292381
or email sales@hightownha.org.uk

www.hightownhomes.com

 HightownHomes


Hightown
Homes

Hightown Homes Hightown House
Maylands Avenue Hemel Hempstead
Herts HP2 4XH

Hightown Homes is a trading name of Hightown Housing Association. A charitable housing association.

We take every care to ensure that the correct information is given. We hope you find it useful, however complete accuracy is not guaranteed and the information is expressly excluded from any contract. Design and layout details are subject to Local Authority approval and all room sizes are approximate dimensions. We would like to point out that the computer-generated images, floor plans, sizes, specification and any other layouts are for guidance only.

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