

CARTER HAYWARD

INDEPENDENT ESTATE AGENTS



5 FOLLETT DRIVE, ABBOTS LANGLEY, WD5 0LP

GUIDE PRICE £730,000



5 Follett Drive, Abbots Langley, WD5 0LP

Situated in a sought after and popular location in Abbots Langley, this well presented and skilfully extended four bedroom semi detached property is the ideal family home.

The property begins with a welcoming entrance hallway. A door leads to an intimate and cosy sitting room, double doors open onto a spacious light and modern kitchen which flows into a generous sized dining room perfect for entertaining. There is also access to the rear garden and the store/workshop from the dining room. Completing the ground floor is a downstairs WC, utility room, and bedroom four which benefits from an en suite shower room.

To the first floor, the extended master bedroom is larger than average with built in wardrobes and a modern fitted three piece bathroom suite. In addition there are two other bedrooms and a well presented family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio area ideal for the summer months. The front of the home has off street parking available for up to two vehicles.

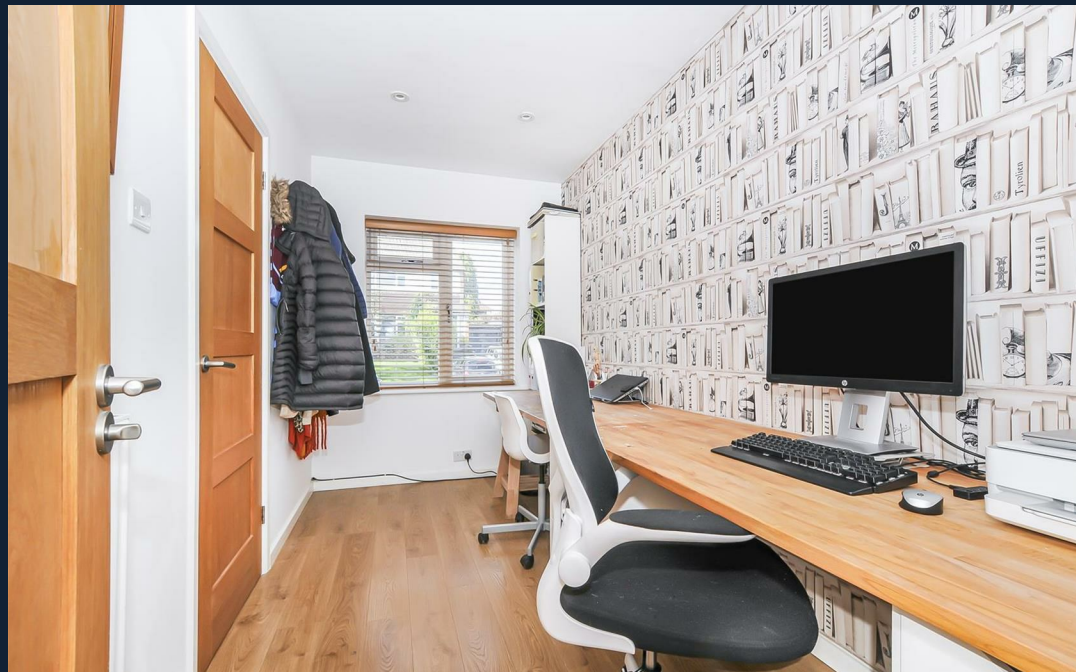
Viewings strictly by appointment through Carter Hayward on 01923 682888.



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- Sought After Location
- Semi Detached Family Home
 - Four Bedrooms
 - Three Bathrooms
- Spacious Dining Room
 - Utility Room
 - Store/Workshop
 - Off Street Parking
 - Council Tax Band E





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Follet Drive

Approximate Gross Internal Floor Area = 149.4 sq m / 1608 sq ft

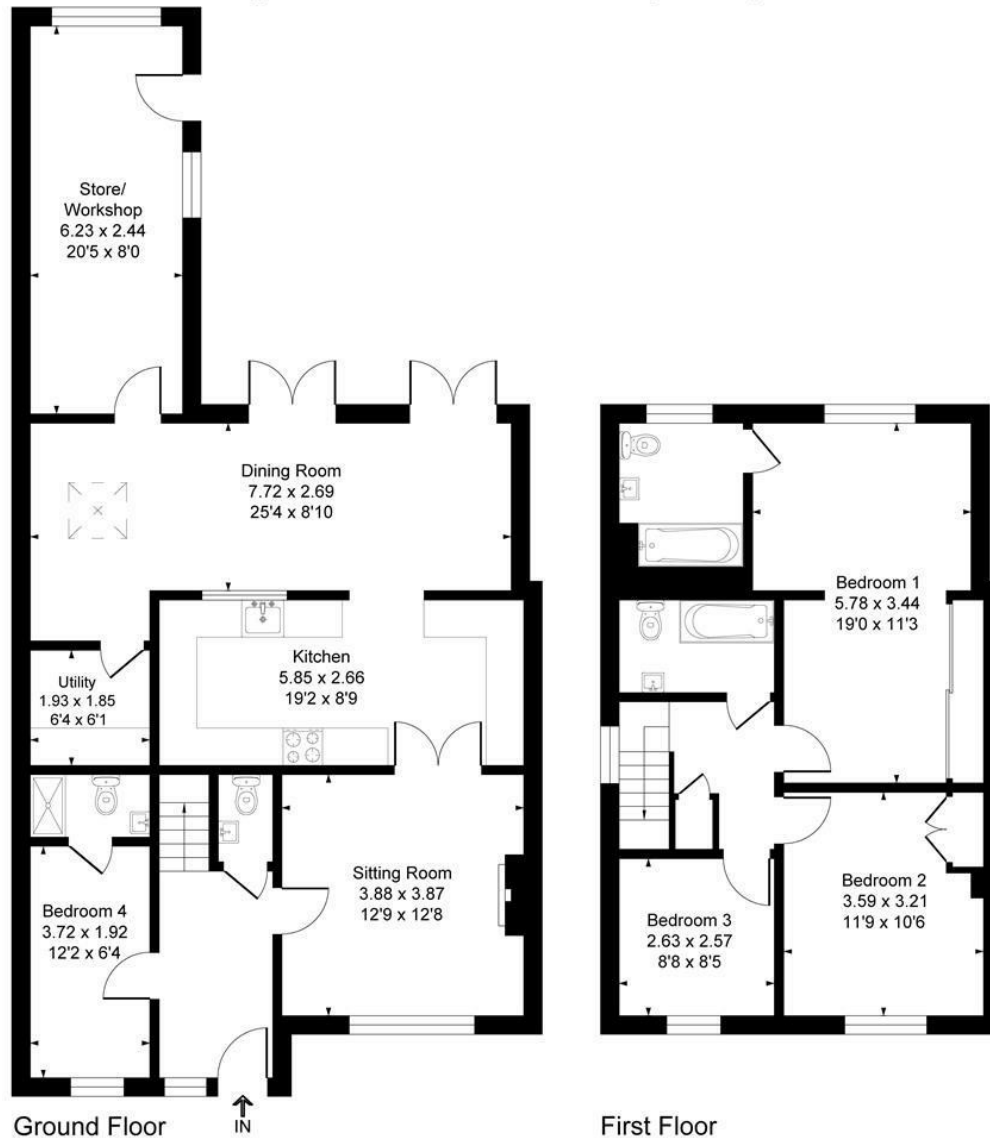



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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