



36 Summerhouse Way

Abbots Langley, WD5 0DY

Asking Price £485,000

Set in the sought-after village of Abbots Langley, this charming semi-detached home on Summerhouse Way offers the perfect balance of comfort, space, and convenience.

Inside, there are three well-proportioned bedrooms, each offering a cosy and restful retreat. The inviting lounge-diner is perfect for family gatherings or hosting friends, while the practical utility area adds to the home's everyday convenience. A thoughtful layout ensures an abundance of natural light, creating a bright and welcoming atmosphere throughout.

The real highlight is the impressive rear garden, which enjoys open views across beautiful fields — a peaceful setting for outdoor dining, children's play, or simply relaxing in the sunshine.

Completing the picture is a detached garage, providing excellent storage or potential for a workshop. With local shops, schools, and transport links close at hand, this location is perfect for commuters and families alike.

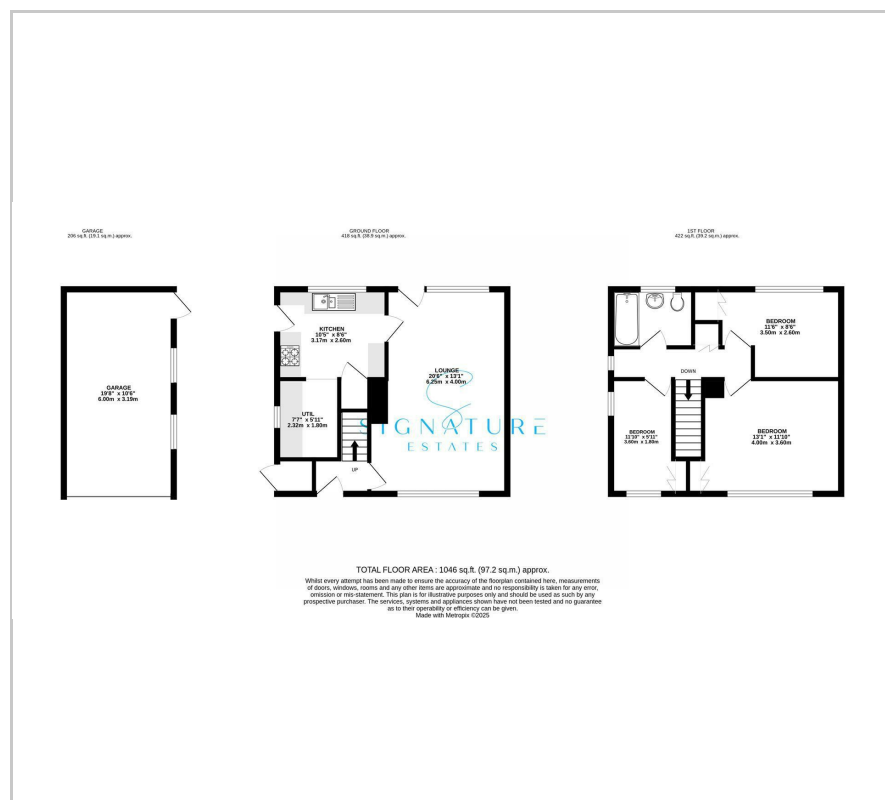
In summary, this three-bedroom semi-detached house combines generous interiors, a stunning garden, and a fantastic location — a wonderful opportunity to settle into a peaceful yet well-connected area

Viewing

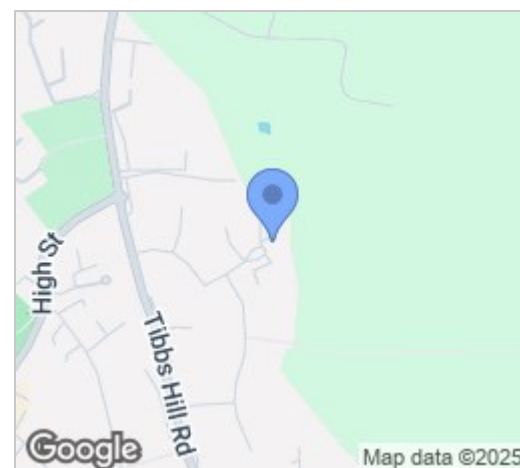
Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating

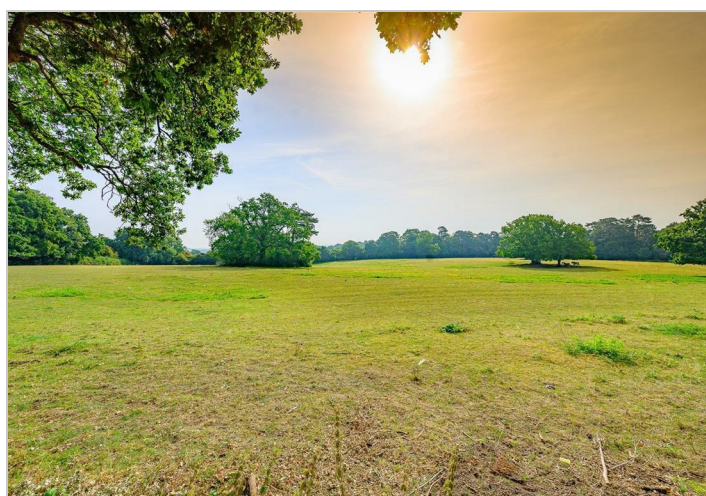
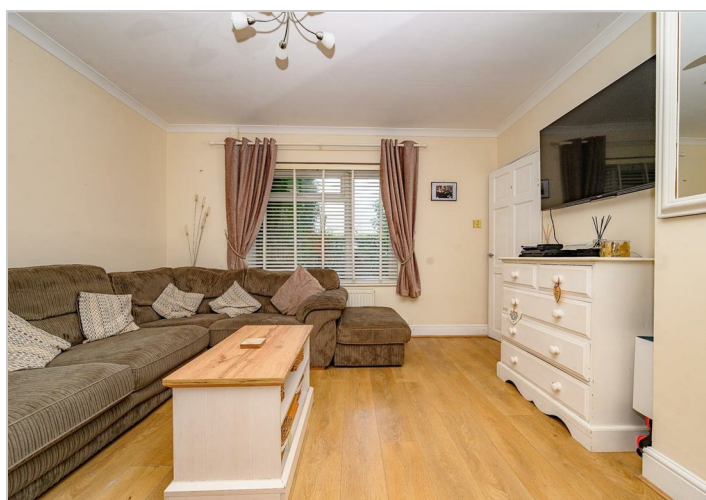
Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current Score: 64		Potential Score: 85

England & Wales EU Directive 2009/123/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 64		Potential Score: 85

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