



9 Tanners Hill

ABBOTS Langley, WD5 0LT

Offers Over £425,000

VICTORIAN SPLENDOUR An exceptional opportunity exists to secure this lovely character home, with its toasty fireplace and high ceilings, it's sure to transport you back to the Victorian era. The charming living room has a cosy feel and flows through into the functional kitchen. Enjoy your own private garden and look forward to sitting on a summers evening with a glass of wine. Other features include downstairs bathroom which is not only functional but also comfortable. It's a 'must view'. Don't procrastinate-you'll miss out!

- Three Bedrooms
- Character And Charm
- Contemporary Style Living
- Reception Room with High Ceilings
- Functional and Practical Kitchen
- Fresh, Modern Bathroom
- Landscaped Rear Garden
- Prime Location

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		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	80	
(81-91)	B		
(68-80)	C	68	
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
		England & Wales	
		EU Directive 2002/91/EC	



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