



Gallows Hill Lane, Abbots Langley, Hertfordshire, WD5 0DA

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## £1,650 PCM



### Description:

Kings Langley Estates are delighted to offer this Two Double Bedroom house which is situated on a popular turning within close proximity to local shops and transportation. The accommodation comprises: Own front door opening into the reception room, fitted kitchen, first floor landing, two double bedrooms which both have en suite shower rooms and a patio area to the rear. The rent, including council tax, water and Hi Speed broadband, is £1900pcm.. Viewings are highly recommended through the owners Sole Agents.

- TWO DOUBLE BEDROOMS
- RECEPTION ROOM
- FITTED KITCHEN/DINING ROOM
- TWO EN SUITE SHOWER ROOMS
- UNFURNISHED INC WHITE GOODS

### Additional Information:

Location: Within easy access of Abbots Langley High Street.

### Viewings;

By appointment only, via Kings Langley Estates - Call 01923 947373

*"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"*

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>94</b>	(92-100) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>81</b>		(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**David Freeman**  
Director











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ESTATES**

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01923 947373 OR 01442 979898