



Delightful Victorian family home

Ryber, 150 Abbots Road, Abbots Langley, Hertfordshire, WD5 0BL

Freehold



Hall • 3 reception rooms • Kitchen/breakfast room • Boot room • 2 basement rooms • utility room • 4 double bedrooms • 2 bathrooms • landscaped gardens of about an acre • carriage driveway • garage • EPC = E

Local Information

This elegant house is situated within easy access of Abbots Langley High Street with its range of local shopping facilities. There is a good selection of schools within the area. The City and West End are accessible by road or rail with Kings Langley station providing a frequent service to London Euston.

Property Description

Ryber is a superb double fronted Victorian family home of generous proportions and is set in grounds of about an acre in all. The property has been partially refurbished but also offers opportunities to extend to the side or into the loft subject to usual consents. The accommodation extends over three floors to some 3,450sq ft and retains many period features.

On entering the property an attractive entrance porch with tiled floor leads to the large reception hall. The drawing room features oak wood flooring, picture rails and a box bay window. A generous sized dining room features a box bay window, feature fireplace and oak flooring. Double doors lead off the dining room onto the family room providing a great informal area to relax. The kitchen/breakfast room is fitted with a range of wall and base units with built-in appliances. The breakfast room offers ample space for a

table and also has additional units and plumbing for white goods. There is also a boot room and separate cloakroom. Stairs lead from the hall to the basement comprising two large rooms both with natural light.

On the first floor there is a generous landing and four double bedrooms, the largest two with access to their own private balconies. There are two bath/shower rooms, one of which lies immediately adjacent to the master bedroom thus creating the possibility of converting the current bathroom to an en suite (all subject to the necessary permissions).

Purchasers Note – There is potential to extend into the loft to create additional bedrooms, subject to the necessary permissions.

Ryber is set in grounds of about an acre in all and is approached via a carriage driveway. There is also a double garage. The rear gardens are well maintained and mainly laid to lawn with well stocked borders, mature shrubs and trees. There are many different feature areas of the gardens. There are two sheds and a feature fish pool. Adjacent to the rear of the house is a large expanse of patio providing an ideal area for alfresco dining.

NB: Photographs taken in August 2017.





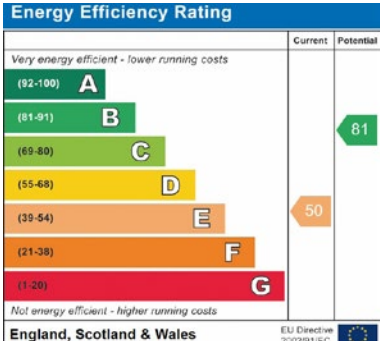
Ryber, 150 Abbots Road, Abbots Langley, Hertfordshire, WD3 0BL
Main House gross internal area 322 sq m/3,465 sq ft
Garage gross internal area 26 sq m/275 sq ft
Loft gross internal area 34 sq m / 363 sq ft
Total gross internal area 348 sq m/3,740 sq ft

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