



## 1 Grand Union Old Mill Road Hunton Bridge, Kings Langley, WD4 8RB

Welcome to this charming property located on Old Mill Road in the picturesque village of Hunton Bridge. This delightful flat boasts a reception room, a bedroom and a bathroom, making it a perfect cosy retreat for a single person or a couple.

Situated in a stunning period conversion, this property offers a truly unique living experience. The open plan design creates a spacious and airy atmosphere, perfect for relaxing or entertaining guests. Being less than five years old, this flat combines modern amenities with classic charm seamlessly.

Convenience is key with parking available for one vehicle right outside your door, making trips out or unloading groceries a breeze. Being on the ground floor, you'll enjoy easy access without the hassle of stairs.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm of this property for yourself.

Offers in excess of £300,000

# 1 Grand Union Old Mill Road

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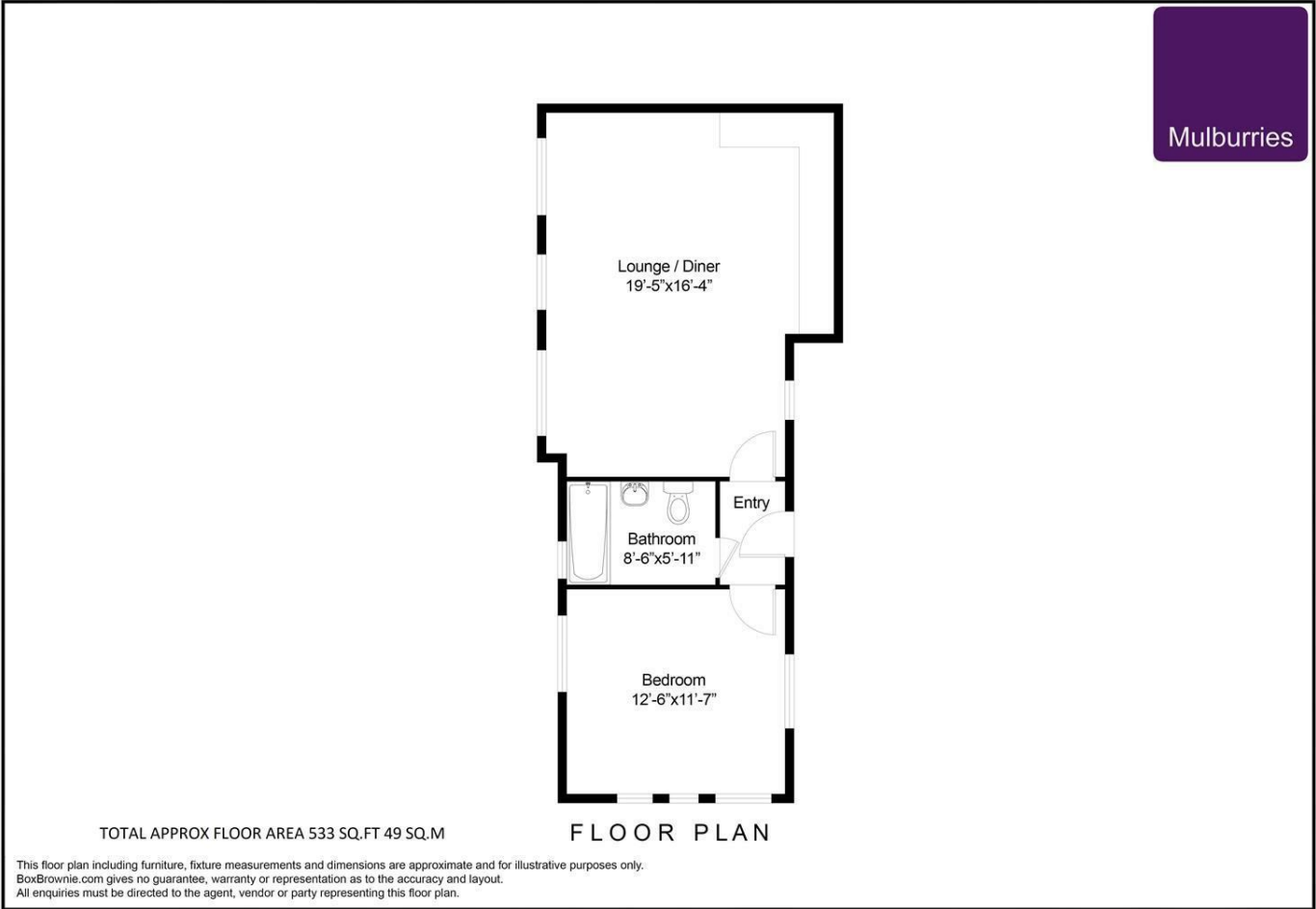
- 1 bedroom ground floor maisonette
- Allocated parking space
- Tax band = D
- Immaculate condition
- Gas central heating
- Modern Kitchen
- Open plan living



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	