



Hilltop Road, Kings Langley

In Excess of £1,100,000

proffitt
& holt





Hilltop Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this four / five bedroom detached family home located in a highly sought after and tranquil location – Hilltop Road, Kings Langley. The property is brought to the market with no upper chain and has been tastefully modernised throughout.

Internally, the accommodation is thoughtfully laid out for family living and briefly consists of a welcoming entrance hall with coat cupboard and downstairs WC, and a comfortable dual aspect living room featuring a stove fireplace and with doors connecting you directly to the garden. There is also a separate family room, study / fifth bedroom and spacious kitchen. The kitchen itself is a beautiful and bright space, with a number of skylights and large sliding doors flooding the room with light. It has been fitted in a contemporary handleless design with plenty of cupboard and worktop space, whilst the island unit with breakfast bar makes this a lovely and sociable space. The array of integrated appliances comprises a high-level double oven, a five-zone induction hob with an extractor, as well as a dishwasher. A sizeable utility room sits adjacent, adding further convenience to this family home. To the first floor there are four well-proportioned double bedrooms and a refitted family bathroom. A number of the bedrooms offer fitted wardrobes, whilst the dual aspect Master room also has the benefit of a tastefully refitted en suite.

The property is equipped with a fitted alarm system and cameras for security as well as an EV Charger. Externally, the property excels with ample parking to the front for multiple vehicles, with the additional benefit of a generous garage. Whilst to the rear, the garden is both generous in size with a large paved patio directly to the rear, a well-manicured lawn and a summer house. There is also an good sized workshop, accessible from the front or rear of the property.

For those looking to further enhance the property and create their dream home, there is significant potential to extend (STPP).



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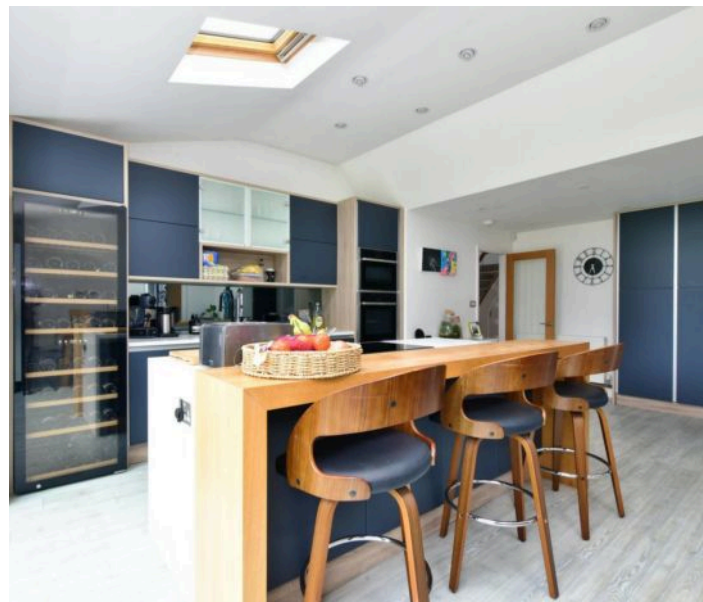
Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Upper Chain
- Plenty of Potential to Extend (STPP)
- Generous Garden
- Large Detached Garage and Workshop
- Four / Five Double Bedrooms
- Master Bedroom with En-Suite
- 3 Reception Rooms
- Contemporary Kitchen/Diner
- Popular Quiet Cul-De-Sac





General Information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

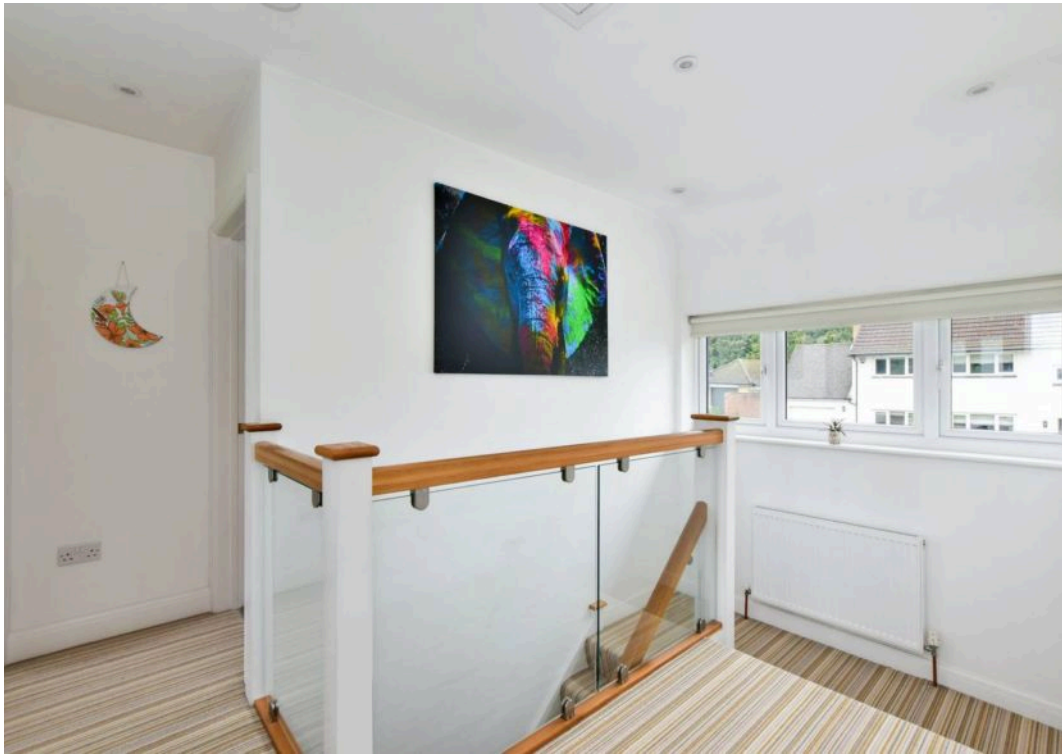
Fixtures and Fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>











Ground Floor
Approx. 148.6 sq. metres (1601.4 sq. feet)



First Floor
Approx. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 218.7 sq. metres (2354.3 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.



Proffitt & Holt

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