



Hamilton Road, Hunton Bridge, Kings Langley
£950,000

proffitt
& holt





Hamilton Road

Hunton Bridge, Kings Langley

This unique, detached family home offers an abundance of space and quality craftsmanship throughout and sits in a popular location, within walking distance of Kings Langley Train Station. Having been designed and constructed by the current owners, it is tastefully decorated and finished to a high standard, with attention to detail everywhere you look. This stylish, yet functional home boasts an array of storage, as well as a business space, currently used as a salon.

The ground floor layout is well thought out, with a welcoming entrance hall and W/C, a lovely open-plan kitchen/living space that leads out to the garden and is complete with vaulted ceiling, bespoke Inframe Shaker units, Gaggenau oven and Steam oven and quartz worktops, along with 3 further reception rooms. The home office is fitted with bespoke cabinetry, whilst the cinema room adds a touch of fun to the home. Additionally, there is a large utility room, further adding to the functional nature of the property. The first floor boasts a lovely galleried landing area with skylights flooding the space with natural light. From here you can access the 4 double bedrooms, 3 of which benefit from en-suites and fitted wardrobes, as well as a further family bathroom.

Externally, the rear garden has been well thought out, offering a private and secluded space. As well as a simple lawn, there are plenty of different areas to sit and dine, as well as more functional spaces for storage. To the rear of the garden sits an unassuming structure that opens up in to a colossal workshop. Dependent on what you need, this structure offers plenty of potential to convert to an annexe. The side access on 1 side offers enough width for vehicular access to the rear, whilst to the front, there is ample parking for numerous vehicles, as well as a garage which runs the full depth of the house.

Viewing is highly recommended to appreciate everything that this one of a kind house has to offer.





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Hunton Bridge is close to Abbots Langley and Kings Langley villages with their local High Street shops catering for most daily requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Upper Chain
- Exquisite Carpentry Throughout
- Sizeable Workshop
- 4 Bedrooms/4 Bathrooms
- Cinema Room/Home Salon
- Open-plan Kitchen/Living
- Particularly Private Rear Garden
- Plenty of Storage





For broadband and mobile speeds see:

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

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.

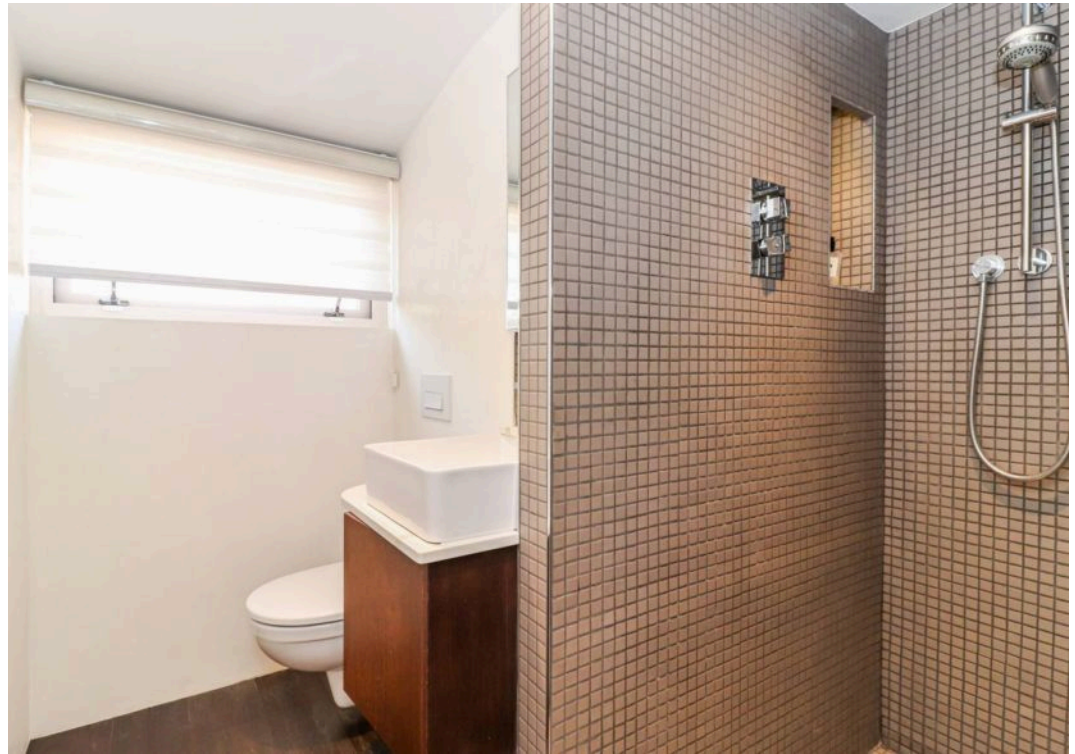
Fixtures and Fittings

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











Workshops



Ground Floor



First Floor

51 HAMILTON ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 3554.67 SQ FT / 330.24 SQ M. INC. GARAGE / WORKSHOPS

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