



Hamilton Road, Hunton Bridge
£750,000

proffitt
& holt





Hamilton Road

Hunton Bridge, Kings Langley

Being sold with no upper chain is this rarely available family home, presented in immaculate order throughout. Situated on a quiet road with little passing traffic and within walking distance of Kings Langley Train Station, local shops, schools and parks, it offers plenty of potential to extend (STPP).

The accommodation itself is well laid out, with a lovely and bright living room running from front to back of the house and flowing out to the garden via the sliding patio doors. There is an additional reception room, currently used as a dining room but would equally suit a play room, downstairs bedroom or spacious office if desired. The extended kitchen-breakfast room is well designed and offers an abundance of cupboards and worktop space, along with a range of integrated appliances, whilst also leading out to the conservatory which overlooks the garden. Additionally, there is a guest W/C and multiple large storage cupboards.

Stairs rise to the first floor where there 3 comfortable bedrooms - 2 of which benefit from integrated wardrobes - and a spacious family bathroom with retro original fittings and a separate shower cubicle.

Externally, the house excels. The South-facing rear garden is perfectly balanced, with a manicured lawn area, established borders and private patio area which is ideal for al-fresco dining. Side access leads to the front of the house where there is a generous driveway for multiple vehicles, as well as a single garage with power and light.





Hamilton Road

Hunton Bridge, Kings Langley

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Detached Family Home
- No Upper Chain
- Quiet Road
- Within Walking Distance of Kings Langley Train Station
- South-Facing Garden
- Driveway for Multiple Vehicles
- Immaculately Presented Throughout
- Potential to Extend (STPP)
- Garage with Power and Light





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.





Ground Floor

Approx. 106.2 sq. metres (1143.2 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.0 sq. feet)



Total area: approx. 160.6 sq. metres (1728.3 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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