



Hamilton Road, Hunton Bridge

Guide Price £850,000

proffitt  
& holt





## Hamilton Road

### Hunton Bridge, Kings Langley

Proffitt and Holt are delighted to offer to the market these two brand new four bedroom detached family homes located within close proximity to Kings Langley station and benefitting from a host of nearby transport links including the M1/M25 and A41.

Finished to a high specification throughout and offered to the market with NO UPPER CHAIN, these exclusive family homes provide a wealth of both versatile and flexible accommodation set over three floors.

Internally the accommodation comprises entrance hall, downstairs wc, living room, open plan kitchen/breakfast room (with central island and bi folding doors out) and a separate utility room.

The first floor boasts three well proportioned bedrooms (one with en-suite) and a separate family bathroom.

On the top floor the property houses another spacious double aspect double bedroom, a generous storage area and further bathroom.

Externally the property excels with ample driveway parking to the front, and to the rear, the garden is both generous in size and low maintenance - being mainly laid to lawn but also offering a paved patio seating area, ideal for entertaining.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.





## Hamilton Road

Hunton Bridge, Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 three and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Four Bedroom Detached
- Underfloor Heating
- Energy Efficient Brand New Home
- Set Over Three Floors
- Ample Driveway Parking
- Three Bathrooms
- Open Plan Kitchen/Breakfast Room
- Air Source Heat Pump
- Walking Distance to Kings Langley Station
- NO UPPER CHAIN





## 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

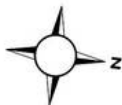
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

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

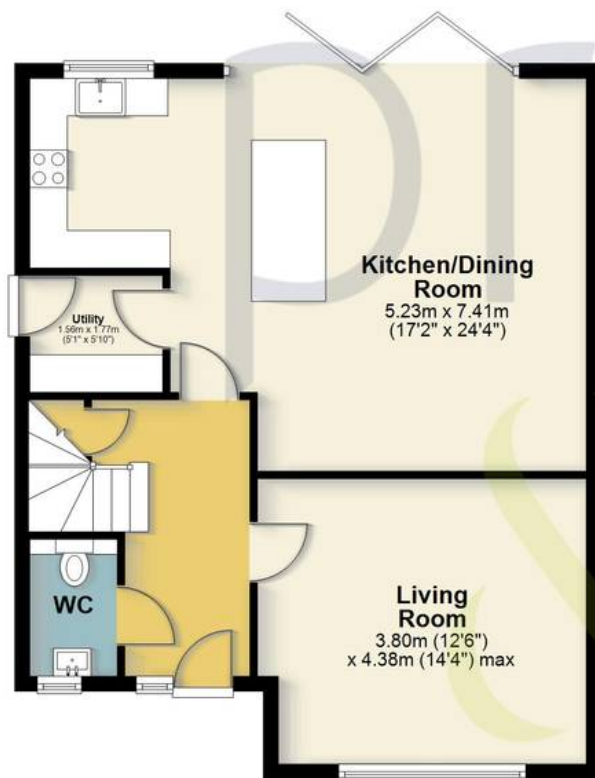






### Ground Floor

Approx. 63.8 sq. metres (686.6 sq. feet)



### First Floor

Approx. 59.9 sq. metres (645.3 sq. feet)



### Second Floor

Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 170.4 sq. metres (1834.6 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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