



Hamilton Road, Hunton Bridge

Guide Price £825,000

proffitt
& holt





Hamilton Road

Hunton Bridge, Kings Langley

NO UPPER CHAIN. Proffitt and Holt are delighted to offer to the market this rarely available four bedroom detached family home boasting a wealth of period features and offered to the market with no upper chain.

Located in the highly convenient area of Hunton Bridge, this property is equidistant to both Kings and Abbots Langley and benefits from a host of nearby transport links to include the M1/M25/A41 and Kings Langley station.

Internally the property offers versatile accommodation throughout and a wealth of further potential to improve/extend (stpp).

The internal accommodation comprises entrance hall, living room, sitting room, dining room, kitchen, utility and downstairs WC to the ground floor. To the first floor there are four well proportioned bedrooms and a family bathroom.

Externally, the property boasts ample driveway parking to the front, a double garage and a private and low maintenance garden to the rear which is mainly laid to lawn and also boasts a paved patio seating area, ideal for entertaining.

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





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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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), Junction 6 of the M1 and Junction 20 of the M25 are approximately a distance of one mile.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E



- Four Bedrooms
- Detached
- Period Property
- NO UPPER CHAIN
- Original Features
- Off Street Parking & Garage
- Ground Floor WC
- Utility Room





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.











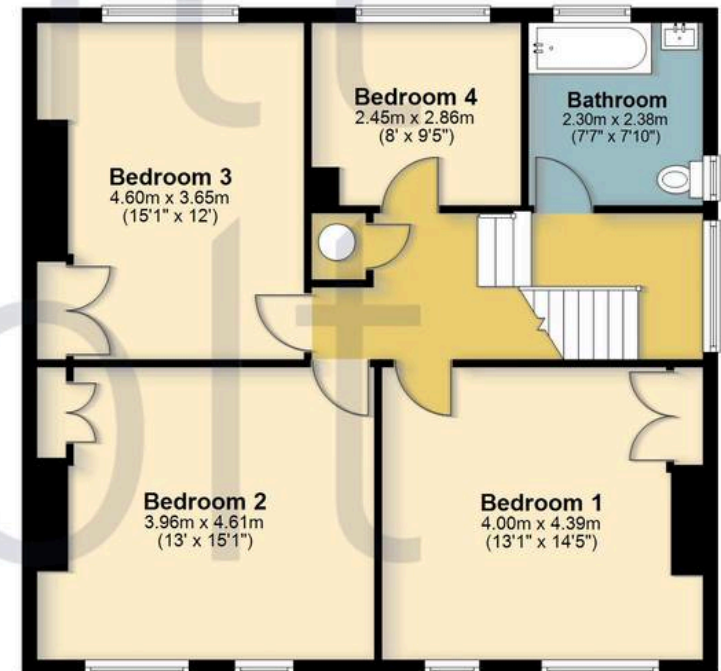
Ground Floor

Approx. 125.5 sq. metres (1350.9 sq. feet)



First Floor

Approx. 78.3 sq. metres (843.0 sq. feet)



Total area: approx. 203.8 sq. metres (2194.0 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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