



Wharf Way, Hunton Bridge

Guide Price £425,000

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Wharf Way

Hunton Bridge, Kings Langley

We are delighted to introduce this immaculately presented two-bedroom second and third floor, duplex apartment, set within a sought-after modern canal side development. Perfectly suited to professionals, first-time buyers, or those looking to downsize without compromising on style, this impressive home offers a unique blend of contemporary design and practical living.

The accommodation itself is spacious and thoughtfully arranged across two floors, with the ground floor boasting a welcoming entrance hall that leads into a stunning open plan kitchen and living area. The kitchen is finished to a high standard, featuring integrated appliances, sleek cabinetry, and ample workspace, making it ideal for both every-day living and entertaining guests. A real highlight of the property is the spectacular double height window, which floods the living space with natural light and creates a wonderful sense of openness and airiness. Upstairs, the separate mezzanine lounge area offers a versatile additional reception space, perfect for relaxing, working from home, or enjoying a quiet evening in. Both bedrooms are generous doubles, providing comfortable accommodation for residents and guests alike. The master bedroom benefits from a stylish en-suite shower room, while the second bedroom is served by a modern family bathroom, both finished with contemporary fittings and tasteful décor. The apartment is well presented throughout, with neutral tones and quality flooring that enhance the feeling of light and space. Additional features include allocated parking for residents, as well as visitors parking available for guests, ensuring convenience at all times.

Situated within a vibrant and well-maintained development, this apartment enjoys easy access to local amenities, transport links, and leisure facilities. Viewing is highly recommended to truly appreciate the space, style, and superb setting this outstanding property has to offer.



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The property is located within a select residential development close to the River Gade. Hunton Bridge is close to the 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.

- Two Double Bedrooms
- Duplex Apartment
- Modern Canal Side Development
- Open Plan Kitchen/Living Space
- Separate Lounge in Mezzanine Area
- Double Height Window
- Well Presented Throughout
- Allocated Parking with Visitors Parking Available
- En-Suite to Master Bedroom





General Information

EPC - Energy Efficiency Rating: B

Council Tax Band: E

Tenure: Freehold

Services

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

For broadband and mobile speeds see:

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

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

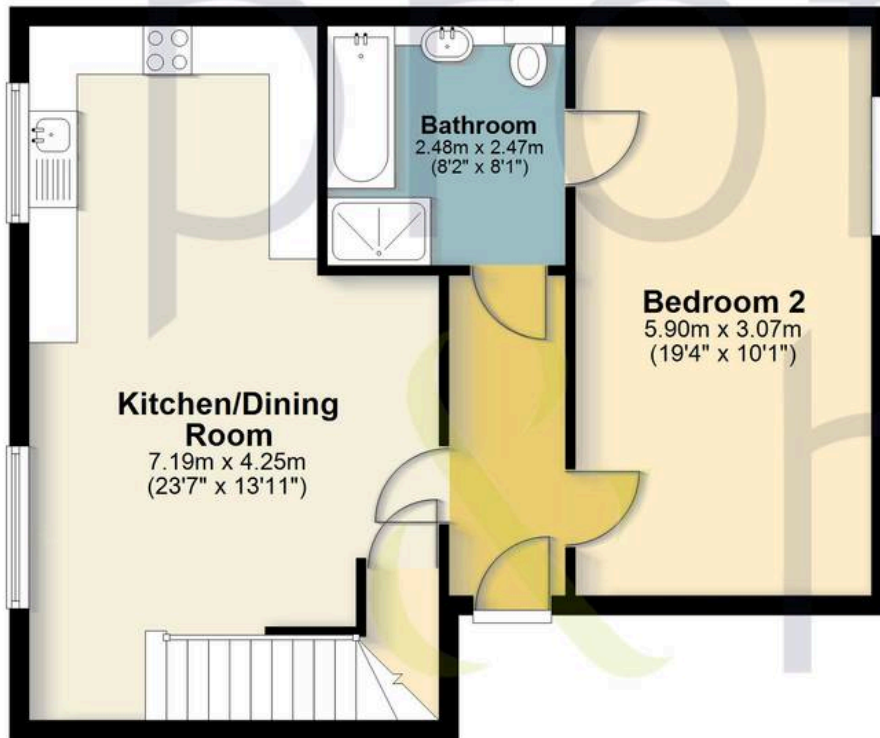






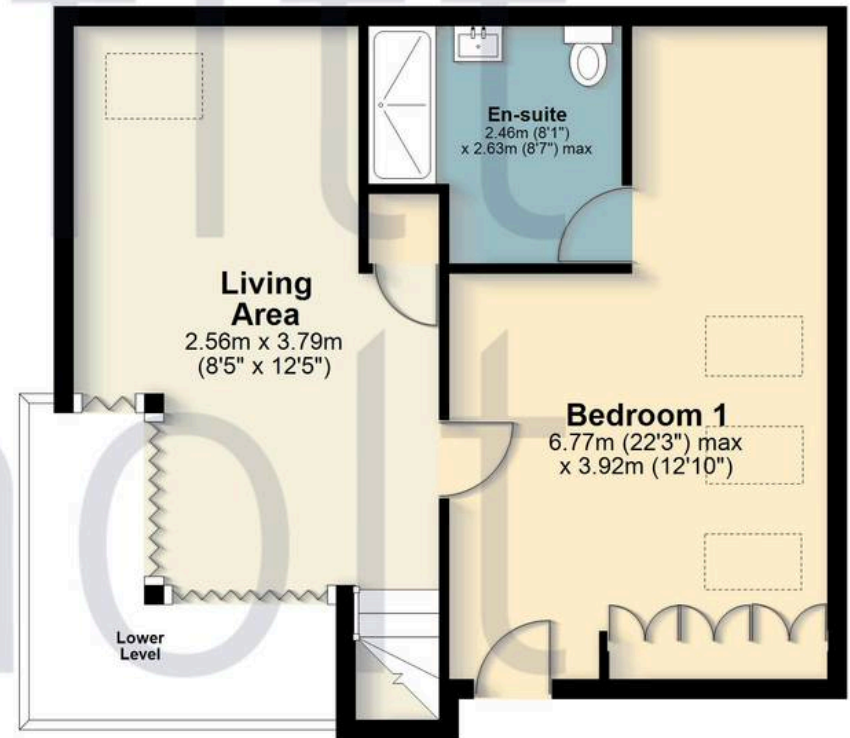
Second Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



Third Floor

Approx. 48.6 sq. metres (522.6 sq. feet)
(excluding Lower Level)



Total area: approx. 105.5 sq. metres (1136.1 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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