



# The Maltings, Hunton Bridge

Guide Price £639,950

proffitt  
& holt





## The Maltings

Hunton Bridge, Kings Langley



We are delighted to introduce this beautifully presented four bedroom semi-detached house, ideally situated on a quiet no through road that offers both peace and convenience. The accommodation itself is spacious and thoughtfully arranged, making it the perfect choice for families or those seeking generous living space.

Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy lounge, ideal for relaxing or entertaining guests. The ground floor also features a separate reception room which could be used as another sitting room, playroom or study. Additionally, there is a modern kitchen with ample storage and worktop space, as well as a convenient downstairs WC for added practicality. A particular highlight of the home is the conservatory, which provides an inviting additional living area flooded with natural light, perfect for dining, relaxing or as another playroom. Upstairs, you will find four well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family living, home office, or guest rooms. The family bathroom is tastefully appointed and serves the bedrooms with ease. The property is immaculately maintained throughout, with neutral décor and quality finishes that create a warm and welcoming atmosphere. Additional benefits include driveway parking for multiple vehicles, making daily life that much easier.

The location is a real standout feature, with excellent transport links nearby ensuring effortless commutes and easy access to local amenities, schools and shopping facilities. This home truly combines comfort, style and practicality in a sought-after setting. Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



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Kings Langley village centre has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 mins) and Junction 20 of the M25 is approximately a distance of one mile. The village shops are approximately 0.25 miles and offer good local shopping together with coffee shops, restaurants and a library. The Common is popular with families and has an active Cricket Club and there are lovely walks along the Grand Union Canal. The village has both a sought after primary and secondary school.



- Four Bedrooms
- Semi Detached
- Driveway Parking
- Conservatory
- Quiet No Through Road
- Well-Presented Throughout
- Excellent Transport Links
- Downstairs WC
- Generous and Mature Rear Garden



## General Information

EPC - Energy Efficiency Rating: D

EPC - Environmental Impact Rating: D

Council Tax Band: F

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.

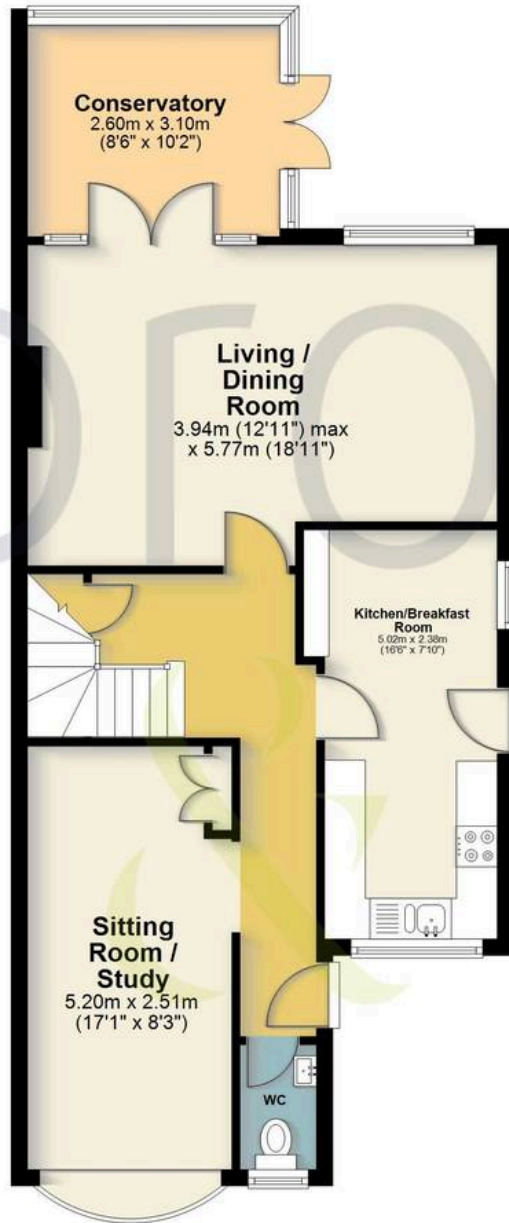






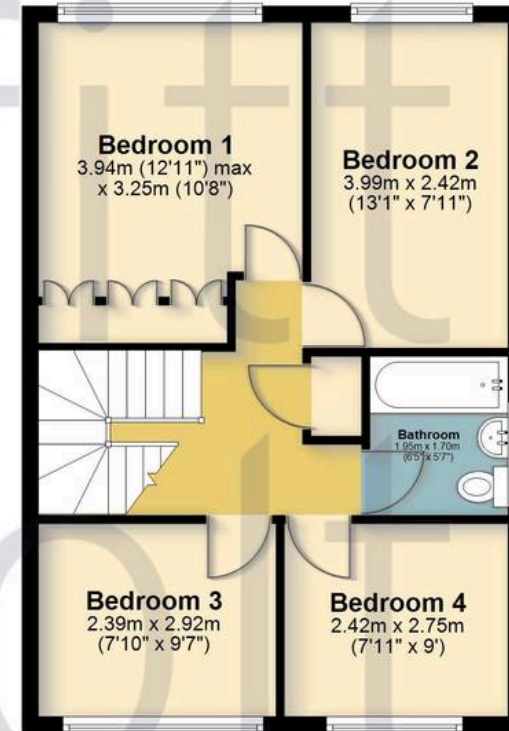
### Ground Floor

Approx. 68.1 sq. metres (732.6 sq. feet)



### First Floor

Approx. 49.3 sq. metres (531.2 sq. feet)

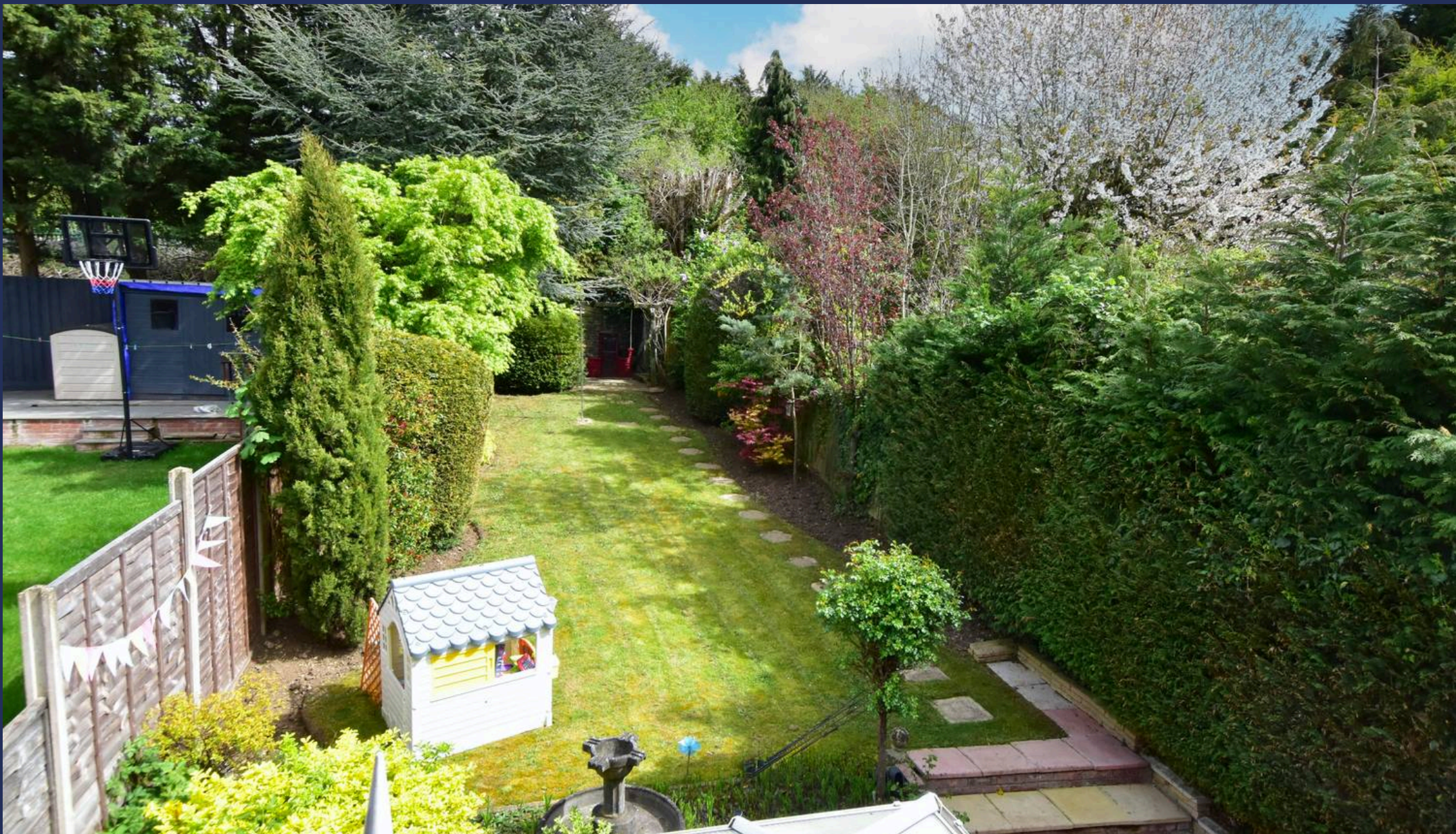


Total area: approx. 117.4 sq. metres (1263.8 sq. feet)

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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