



Connells

Wharf Way
Hunton Bridge Kings Langley



Property Description

Connells are delighted to bring to the market this well-presented second floor apartment, ideally positioned within the highly sought-after Huntonbury Village in Kings Langley.

The property features an inviting open plan reception room with a contemporary fitted kitchen, two well-proportioned bedrooms, including a primary bedroom with a private en suite, complemented by a further family bathroom. The apartment also benefits from an allocated parking space.

Located close to Kings Langley Station, the property is ideal for commuters, with regular services providing easy access into London Euston. Kings Langley also enjoys excellent road connectivity, with the A41 and M25 just moments away-making travel across Hertfordshire and beyond effortless.

The village benefits from respected local schools such as Kings Langley Primary School and Kings Langley Secondary School, both central parts of the community. The property is within proximity to beautiful countryside surroundings, riverside walks, a great mix of amenities, shops and eateries and easy access to famous attractions such as the Warner Bros Studio Tour in neighbouring Leavesden.

For more information or to arrange a viewing, please contact Connells today.

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to

the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Lounge / Diner

Open plan reception room, window to side aspect, Juliet balcony, television point, telephone point, storage cupboard, radiators.

Kitchen Area

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to side aspect, sink with drainer, electric oven and hob with extractor hood, plumbing for washing machine, integrated fridge/freezer.

Bedroom One

Window to side aspect, fitted wardrobe, radiator, door to en-suite.

En-Suite

Shower cubicle, WC, wash hand basin, radiator.

Bedroom Two

Window to side aspect, radiator.

Bathroom

Bath with mixer taps and shower attachment,
WC, wash hand basin, heated towel rail.

Outside

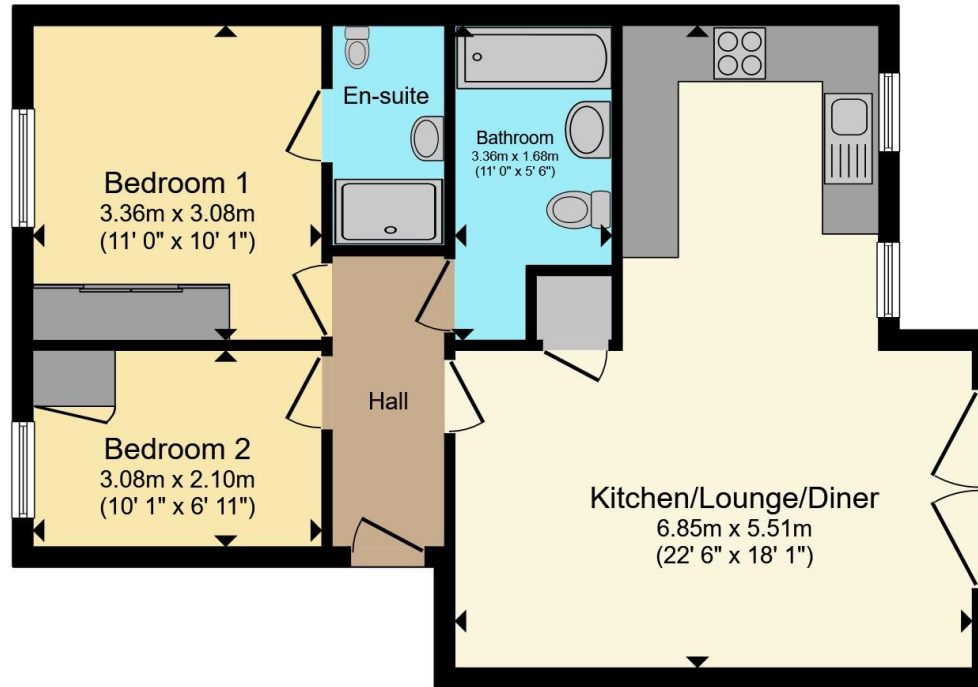
Parking

Allocated parking space.









Ground Floor

Total floor area 59.2 m² (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01923 674504
E leavesden@connells.co.uk

1 Cunningham Way Leavesden
 Abbots Langley WD25 7NG

EPC Rating: B

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LEA103645

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LEA103645 - 0005