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**ROBERTSON
PHILLIPS**
Estate Agents



Upper Highway, Kings Langley

Offers in the Region Of
£1.195.000



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A SUBSTANTIAL FIVE DOUBLE BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME WITH GARDEN STUDIO, PRIVATE DRIVEWAY, EV CHARGING AND FAR-REACHING COUNTRYSIDE VIEWS.

Occupying an enviable position in this sought-after part of Hunton Bridge, Kings Langley, this impressive, detached family home offers generous and versatile accommodation, complemented by a private garden, useful garden studio, ample driveway parking and wonderful views extending across the surrounding countryside.

The property provides five well-proportioned double bedrooms and four bathrooms, making it an ideal home for a growing family or those seeking flexible space for guests, home working and modern family life.

The generous accommodation is further enhanced by excellent outside space, with the garden offering a peaceful setting in which to relax, entertain and enjoy the attractive rural outlook.

A particular feature is the garden studio, providing valuable additional accommodation away from the main house. Equally suited to use as a home office, gym, creative space or hobby room, it offers excellent flexibility for today's lifestyle. To the front, a private driveway provides ample off-street parking and benefits from an electric vehicle charging point, an increasingly desirable feature for modern homeowners.

The rear garden enjoys an attractive open aspect, with far-reaching views across the surrounding countryside, creating a wonderful sense of space and privacy. The combination of the detached setting, generous garden and rural outlook makes this a particularly appealing family home.



Ground Floor

Porch 7' 5" x 4' 1" (2.26m x 1.24m)

Two windows to side, double door, door to:

Hall 4.56m (15') x 2.01m (6'7")

Stairs, double door, door to:

WC

Small WC under stairs with wash hand basin.

Kitchen/Breakfast Room 15' 1" x 11' 2" (4.59m x 3.40m)

Fitted with a range of base and eye level units, island/breakfast bar, gas hob with extractor, integrated dishwasher, space for washing machine, space for fridge freezer, window to front, Storage cupboard, double door, door to:



Lounge/Dining Room 26' 7" x 22' 0" (8.10m x 6.70m)
Stunning reception room with dining area, media wall and seating area, engineered wood flooring, air conditioning, Bi-folding doors, double door, door to:

Annexe Bedroom 7.27m (23'10") x 2.88m (9'6")
Window to front, Storage cupboard, door to:

En-suite 1.74m (5'9") x 1.60m (5'3")
Fitted with three piece suite with pedestal wash hand basin, tiled shower enclosure and low-level WC, window to side, door to:

Annexe Lounge 11' 10" x 9' 6" (3.60m x 2.89m)
Window to side, window to rear, open plan.

Landing 3.20m (10'6") x 2.98m (9'9") plus 0.02m (0'1") x 0.02m (0'1")

Bathroom 2.42m (7'11") x 1.82m (5'11") plus 0.02m (0'1") x 0.02m (0'1") Deep panelled bath, low level wc, pedestal wash hand basin. Window to front, stairs.

Bedroom 2 11' 11" x 11' 4" (3.63m x 3.45m)
Window to front, door to:

En-suite 2.27m (7'5") x 0.73m (2'5") plus 0.12m (0'5") x 0.12m (0'5") Fitted with three piece suite with pedestal wash hand basin, tiled shower enclosure and low-level WC.

Bedroom 3 13' 7" x 11' 1" (4.14m x 3.38m)
Window to rear, door to:

Bedroom 4 10' 6" x 10' 6" (3.20m x 3.20m)
Window to rear, built-in double wardrobe with sliding door.

Primary Bedroom 22' 7" x 19' 6" (6.88m x 5.94m)
Two windows to rear, double doors with Juliet balcony, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s), fitted matching dressing table, shutters and air conditioning.

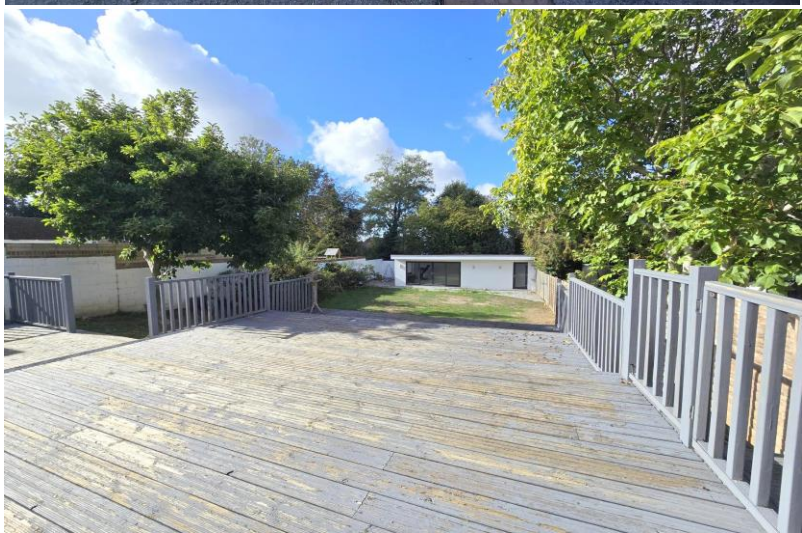
En-suite 3.48m (11'5") x 2.49m (8'2") plus 1.05m (3'5") x 1.05m (3'5") Fitted with three piece suite comprising, two pedestal wash hand basins, tiled double shower area, bidet and low-level WC, fully tiled walls and heated towel rail.

Eaves Storage

Garden 100' 0" x 0' 0" (30.46m x 0.00m)
Approximately 100ft - mainly laid to lawn with raised decking area, access to the front via both sides and garden studio at the rear.

Garden Studio 23' 5" x 15' 5" (7.13m x 4.70m)
Two sets of patio doors, laminate flooring, power and light.

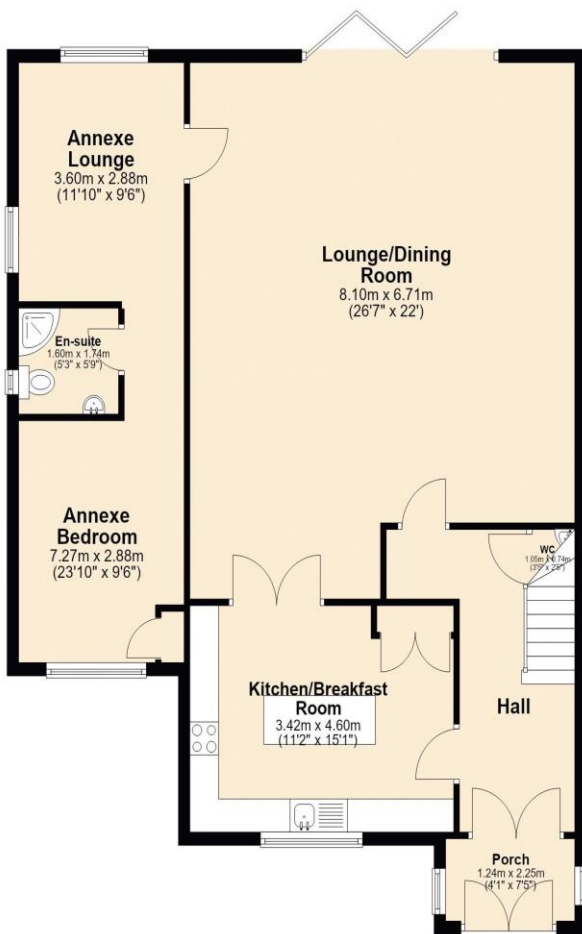
Council Tax Band: F
EPC Rating: D
Tenure: Freehold
Facing: South West



KEY FEATURES:

- Five Double Bedrooms ● Four Bathrooms ● Detached Family Home ● Private Driveway ● Electric Vehicle Charging Point ● Generous Private Garden
- Garden Studio ● Far - Reaching Countryside Views

Ground Floor
Approx. 127.6 sq. metres (1373.1 sq. feet)

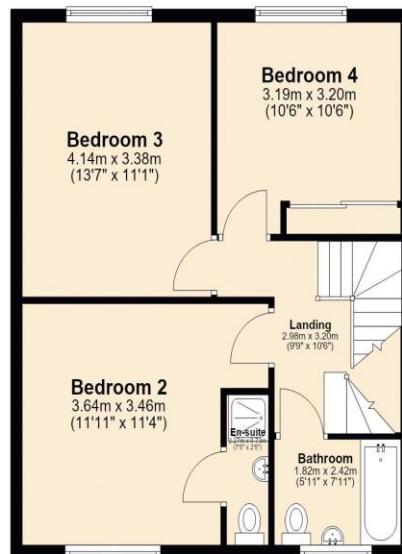


Ground Floor
Approx. 38.7 sq. metres (416.3 sq. feet)

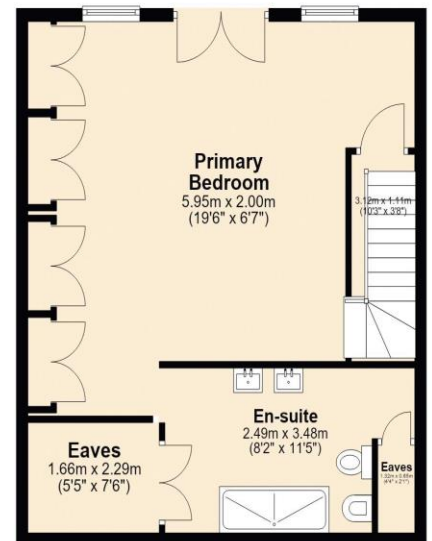


Total area: approx. 38.7 sq. metres (416.3 sq. feet)

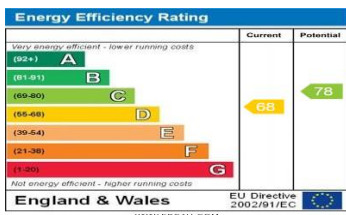
First Floor
Approx. 53.7 sq. metres (577.6 sq. feet)



Second Floor
Approx. 51.5 sq. metres (554.5 sq. feet)



Total area: approx. 232.7 sq. metres (2505.2 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.