

FREEHOLD



House - Townhouse (EPC Rating: C)

**GRAND UNION WAY, KINGS LANGLEY,  
WD4 8SS**

**£695,000**

**WARREN  
ANTHONY**



# 4 Bedroom House - Townhouse located in Kings Langley

An exceptional four bedroom waterside home set over three floors in Kings Langley, having been the subject of extensive modernisation throughout. An internal inspection is highly recommended to appreciate the quality of accommodation on offer.

A spacious four bedroom townhouse with three bathrooms set in an idyllic location adjacent to the Grand Union Canal. Only a short walk to the village and Kings Langley station.

Comprising of a entrance hall which leads to the downstairs w.c., the ground floor reception room and large kitchen diner to the rear.

**Reception One 17'9" x 9'1"**  
With upvc windows to front aspect, ceramic tiled floors, inset spot lighting, powerpoints and radiators. A private cosy room with enough space for large sofas and other furniture with and TV media point.

**Kitchen/Breakfast Room 16'11" x 22'10"**

An absolutely stunning kitchen set up to be the heart of the household. With freestanding utility island/breakfast bar with an abundance of storage below. There is room for separate table and chairs, ideal for entertaining. With radiator and ceramic tiled floor. The cream shaker style kitchen has been professionally installed with a range of fitted units at base and eye level with cream finish worktops; integrated oven at eye level, integrated fridge and freezer, integrated appliances, five ring gas hob and extraction unit.

Plenty of light is from the grey finish combination folding doors leading to the garden, in addition to an array of feature lighting being inset spots in the kitchen area.

Stairs to First Floor and Landing leading to a second reception room, bathroom and two first floor bedrooms.

**Reception Two 16'11" x 14'0"**  
A stunning room again with front aspect and with the addition of a two juliet balcony accessed by upvc french doors, perfect to open and let the outside in when enjoying those balmy summer evenings. With radiators, pendant lighting, powerpoints and luxury

carpet to floor. With plenty of room for oversized furniture making it another great family room to spend time together.

**Bedroom 11'10" x 8'11" and Bedroom 11'10" x 7'8"**  
both are doubles with carpet to floor, pendant lighting, radiators, powerpoints and rear aspect. Bathroom 9'3" x 5'7" with full sized bath,, shower and glass screen, inset sink with vanity unit and integrated mirror with lighting, wallmounted w.c. and large high glass tiles to walls and floor.

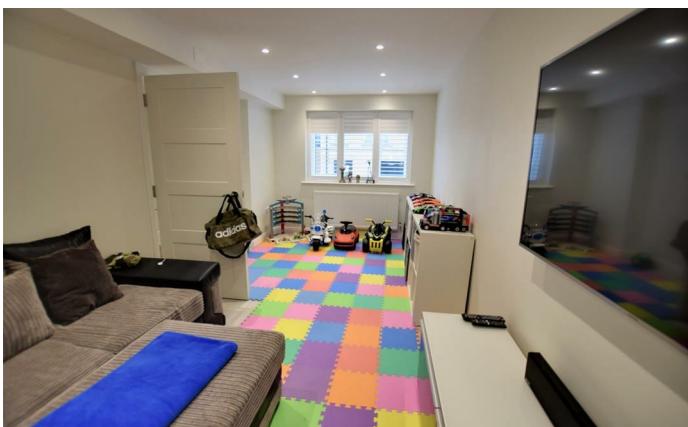
Stairs to Second Floor and Landing leading to a two king sized bedrooms with luxury en-suites.

**Bedroom 14'10" x 12'1"**  
With front aspect and wooden privacy shutters, carpet to floor, pendant lighting, powerpoints and radiator. Room for double (or larger!) bed and fitted top of the range wardobes. Door leading to en-suite with oversized walk-in shower unit, wc and sink. lots of lighting, powerpoint, towel radiator.

**Bedroom 14'10" x 11'11"**  
Another enormous bedroom this time with rear aspect carpet to floor, pendant lighting, powerpoints and radiator. Again with its own ensuite consisting of glass screened shower unit, wc and sink.

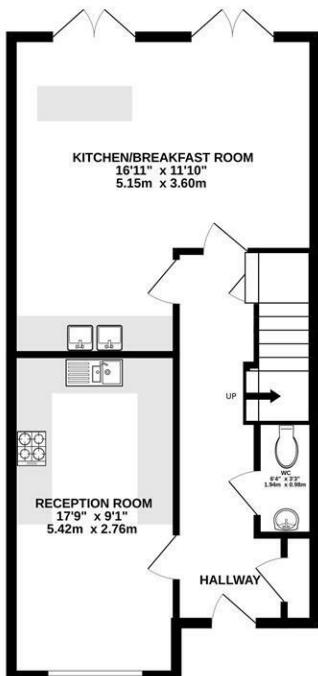
**Outside,**  
The private rear garden is enclosed by panel fencing and is laid to patio, lawn and independent pathway leading to the end of garden room. This structure is an extremely useful extra space and come with power and tri-folding doors, making it perfect for a isolated office, playroom or home gym.

To the front of the property you have off street parking for two car plus the useful addition of two visitors permits.

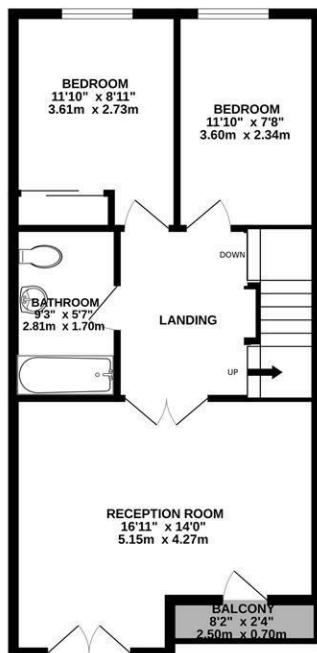


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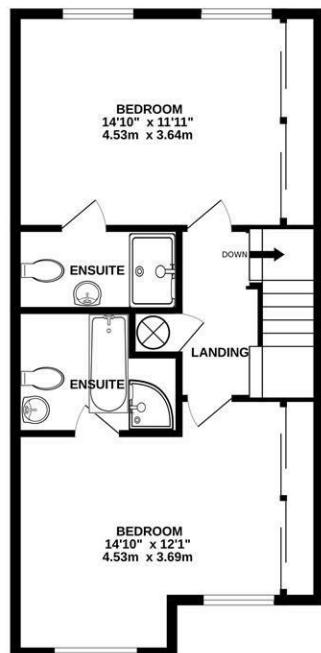
GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



2ND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



#### GRAND UNION WAY

TOTAL FLOOR AREA : 1748 sq.ft. (162.4 sq.m.) approx.

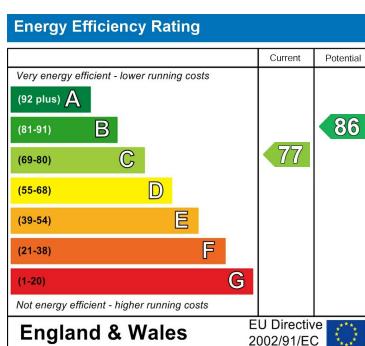
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band

C

Energy Performance Graph



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