



Lauderdale Road, Hunton Bridge

Guide Price £595,000

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Lauderdale Road

Hunton Bridge

NO UPPER CHAIN. In need of modernisation but offering excellent potential to improve an extend (STPP), is this traditional 1920's detached family home, situated on a popular road within walking distance of Kings Langley Train Station.

The ground floor consists of a welcoming entrance hall with coat cupboard, 2 reception rooms - 1 with a characterful bay window, kitchen, guest W/C and lean-to garden room. To the first floor are 2 particularly large double bedrooms and a comfortable single room, as well as a family bathroom.

Externally, the attractive and established West-facing rear garden is a stand out feature and measures nearly 100ft in length. Additionally, there is side access through the garage to the front of the house, where there is driveway parking.





Lauderdale Road

Hunton Bridge, Kings Langley

Kings Langley village centre has a number of shops catering for many day to day 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 five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey of approx. 30 mins) and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- In Need Of Modernisation
- No Upper Chain
- Traditional 1920's Home Detached Home
- Plenty Of Potential To Extend (STPP)
- West-Facing Garden Measuring Almost 100 Ft
- Popular Road Within Walking Distance Of Kings Langley Train Station
- 3 Bedrooms And 2 Reception Rooms
- Driveway Plus Garage





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

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

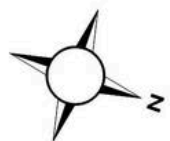
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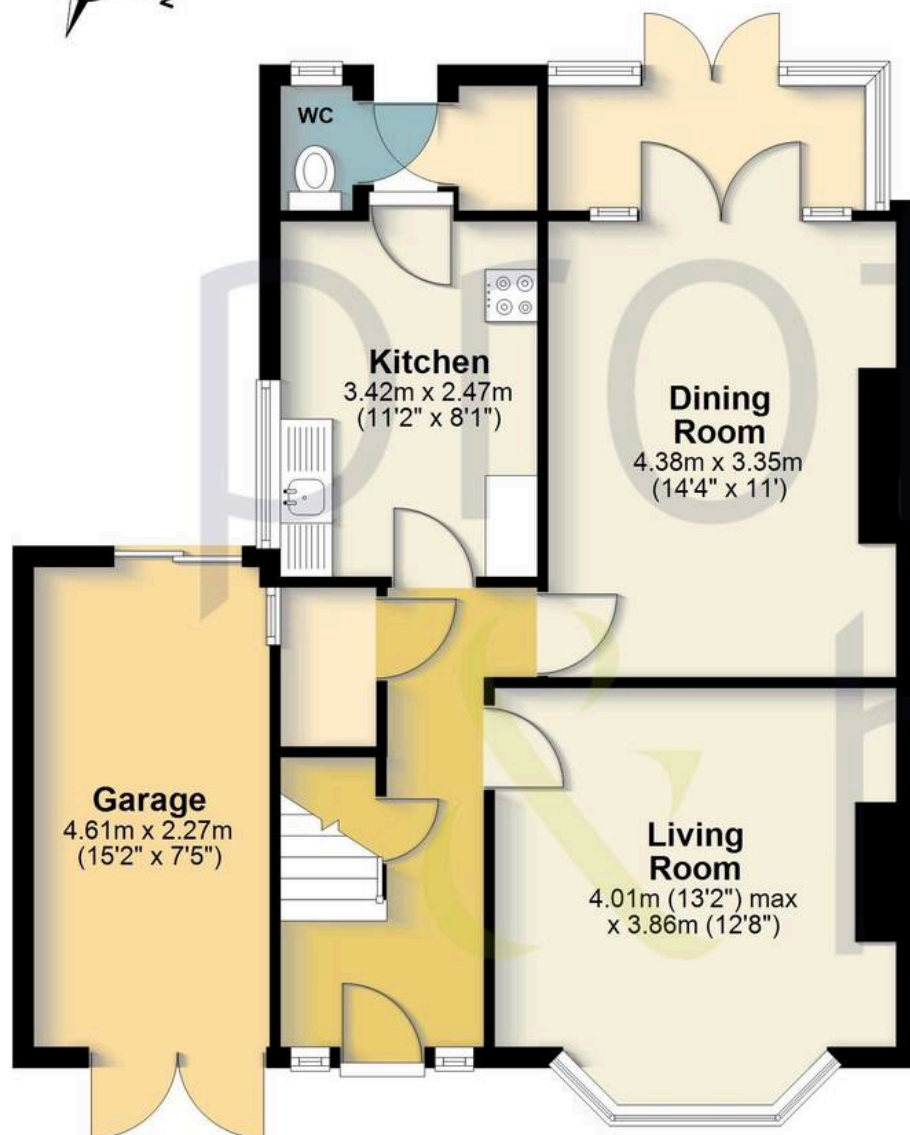






Ground Floor

Approx. 64.2 sq. metres (691.6 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 111.8 sq. metres (1203.3 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 -

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Plan produced using PlanUp.





Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

