



The Limes, Bridge Road, Hunton Bridge

In Excess of £475,000

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& holt





The Limes, Bridge Road

Hunton Bridge, Kings Langley

Positioned in a quiet village setting, yet within walking distance of Kings Langley Train Station is this immaculately presented 3 bedroom modern family home.

Having been meticulously looked after by the current owner, the ground floor boasts a welcoming entrance hall with guest WC, contemporary kitchen with a full range of integrated appliances and a generous living and dining room which flows out to the rear garden via double French Doors. Stairs lead to the first floor, which consists of 3 bedrooms and a family bathroom. The master bedroom benefits from fitted wardrobes and an en-suite shower room.

Externally, the rear garden is a particularly good size for a modern property and is made up of an attractive lawn and large decked area. Gates to the rear lead you out to the garage and allocated parking.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





The Limes Bridge Road

Hunton Bridge, Kings Langley

Hunton Bridge is close to Abbots Langley and Kings Langley villages with their local High Street shops catering for most daily 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 approximately three miles. For the commuter, both Kings Langley mainline station and Watford Junction mainline station provide a service to London, Euston and Junction 20 of the M25 is approximately a distance of two miles.

- Immaculately Presented Modern House
- Garage And Allocated Parking
- Walking Distance To Kings Langley Train Station
- En-Suite To Master Bedroom
- Downstairs WC
- Further Potential To Extend (STPP)
- Large Living/Dining Room
- Modern Kitchen With Full Range Of Fitted Appliances





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.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







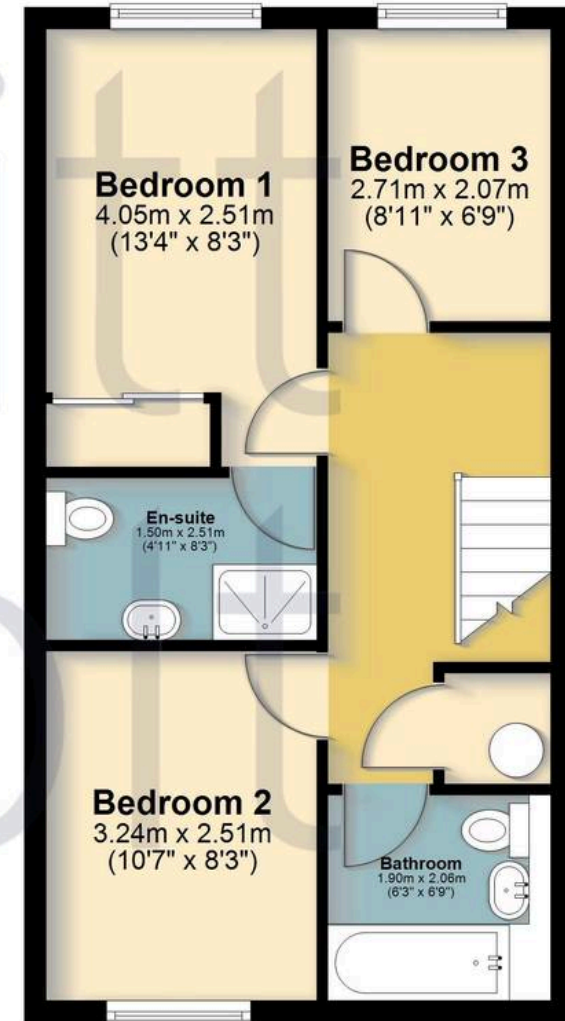
Ground Floor

Approx. 54.6 sq. metres (588.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 96.6 sq. metres (1040.1 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.





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