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45 The Maltings, Hunton Bridge, Hertfordshire, WD4 8QL

An excellent four bedroom detached family home situated in a highly convenient location.

- Superb four bedroom detached family home
- Over 2000 sq ft of modern and flexible accommodation
- Large living room with log burner
- Stylish open plan kitchen / dining / snug and utility room
- Spacious family / cinema room and home office
- Welcoming entrance hall and cloakroom
- Modern en-suite bathroom and family shower room
- Attractive landscaped rear garden with studio
- Large driveway providing ample parking
- Stunning views to the rear over local nature reserve

An impressive four-bedroom detached family home, offering over 2,000 sq ft of beautifully presented, modern and flexible accommodation, perfectly suited to contemporary family living. The property boasts a spacious living room featuring an attractive log burner, alongside a stylish open-plan kitchen, dining and snug area, creating the perfect space for both everyday living and entertaining. Further accommodation includes a generous family/cinema room, a practical utility room, a separate home office and a convenient downstairs cloakroom. Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from a contemporary en-suite bathroom, complemented by a stylish family shower room. Externally, the property enjoys an attractive landscaped rear garden, complete with a versatile garden studio, currently used as a gym. To the front, a large driveway provides ample off-street parking.









Hunton Bridge is a small hamlet located near by to the popular village of Abbots Langley. It features two public houses, a convenience store and quick access to both the M25 (junction 19) and A41. Picturesque Canalside walks are available just a short distance away and there are lots of parks and green spaces locally to enjoy. More extensive amenities / facilities and the impressive Harlequin Shopping Centre can be found in Watford.

Tenure: Freehold | EPC Rating: D | Council Tax Band: G

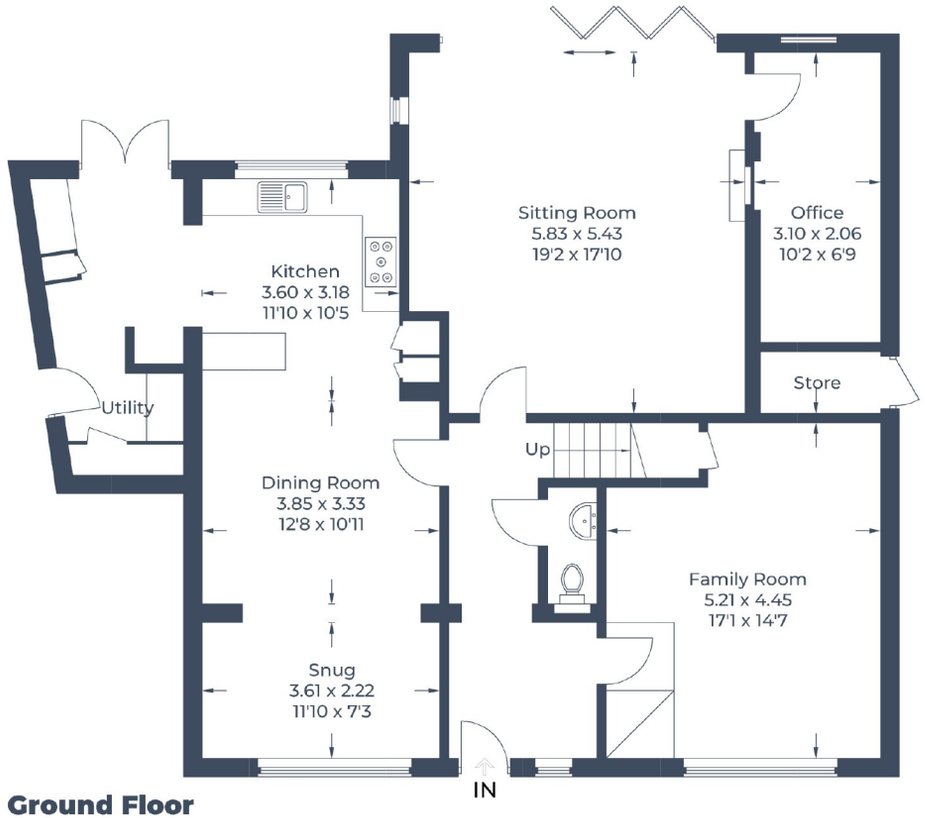




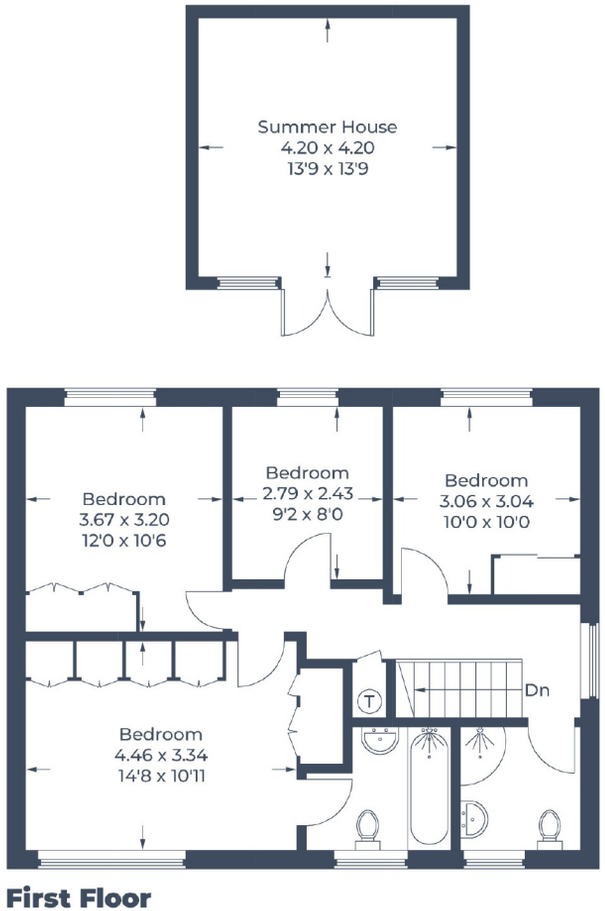




Approximate Gross Internal Area
Ground Floor = 132.1 sq m / 1,422 sq ft
First Floor = 64.8 sq m / 697 sq ft
Summer House = 17.6 sq m / 189 sq ft
Total = 214.5 sq m / 2,308 sq ft
(Including External Store)



Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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