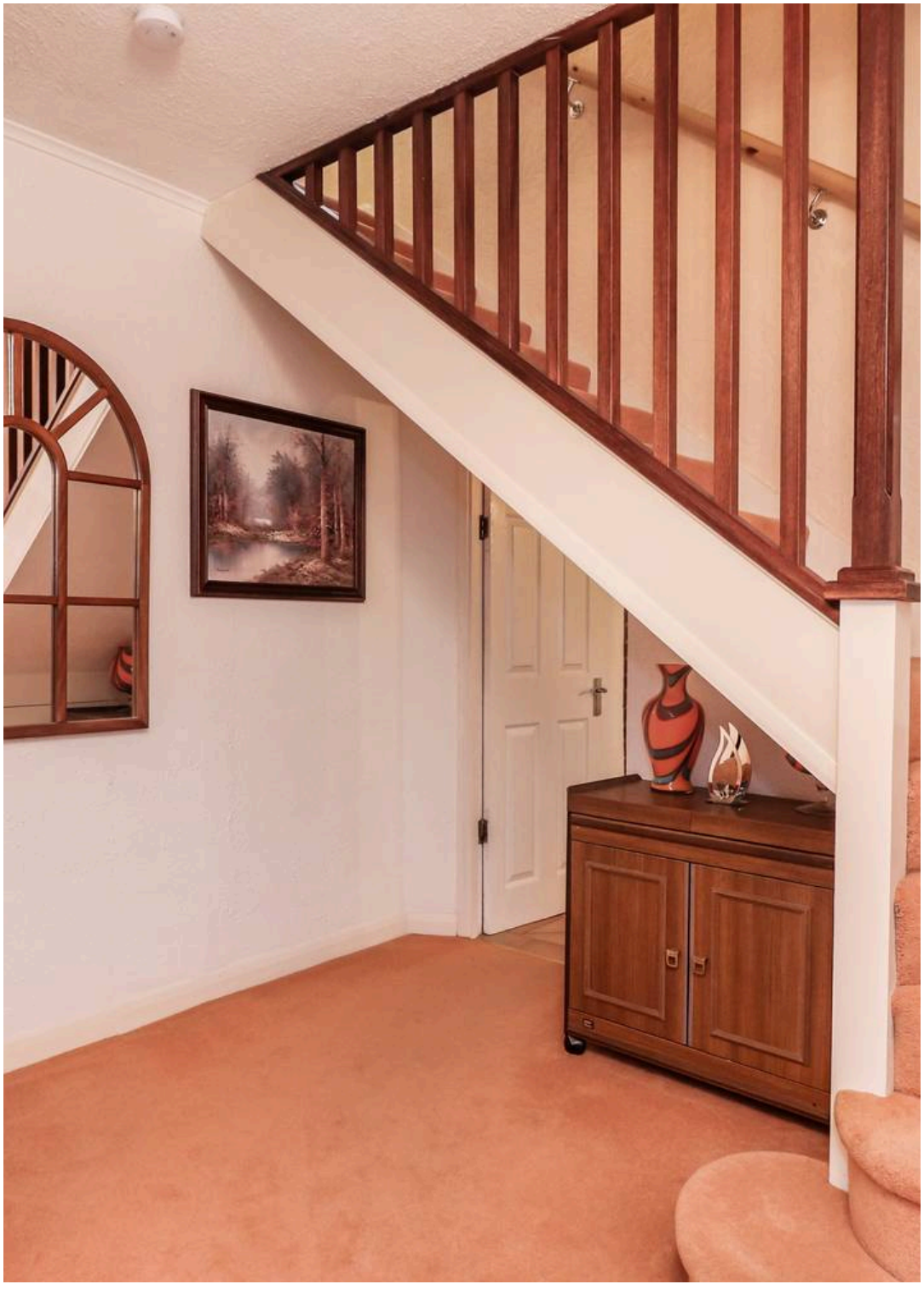


Fernhills, Hunton Bridge, Kings Langley

£775,000

proffitt & holt



Fernhills

Hunton Bridge, Kings Langley

Proffitt and Holt are delighted to market this three bedroom detached family home located in the highly sought after, and very convenient Hunton Bridge location, positioned between the neighbouring villages of Kings and Abbots Langley. Both villages boasts bustling high streets with ample amenities for your convenience. Nestled in the corner of a quiet no through road, the property also benefits from being within close proximity to a number of nearby transport links including the M1, M25, A41 and Kings Langley railway station.

Offered to the market with NO UPPER CHAIN this property offers a wealth of additional potential to extended/develop further, as many on the road have already done.

Currently the internal accommodation comprises entrance hall, living room, dining room, kitchen, downstairs WC and conservatory to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with ample parking available to the front, a generous and larger than average garage to the side (providing excellent potential to extend STPP) and a low maintenance and well manicured, private garden to the rear, which is enclosed with high hedging and also boasts a paved patio seating area - ideal for entertaining.

To arrange an internal inspection please contact leading local agent Proffitt and Holt.







Fernhills

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 respectively.

For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), Junction 6 of the M1 and Junction 20 of the M25 are approximately a distance of one mile.

- Three Bedrooms
- Detached
- Quiet No Through Road
- NO UPPER CHAIN
- Excellent Potential to Extend/Develop
- Generous Garage
- Sought-After Location



General Information

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Services

Mains, electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see;
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/

Fixtures and Fittings

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











FERNHILLS, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1801.01 SQ FT / 167.32 SQ M. INC. GARAGE

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