

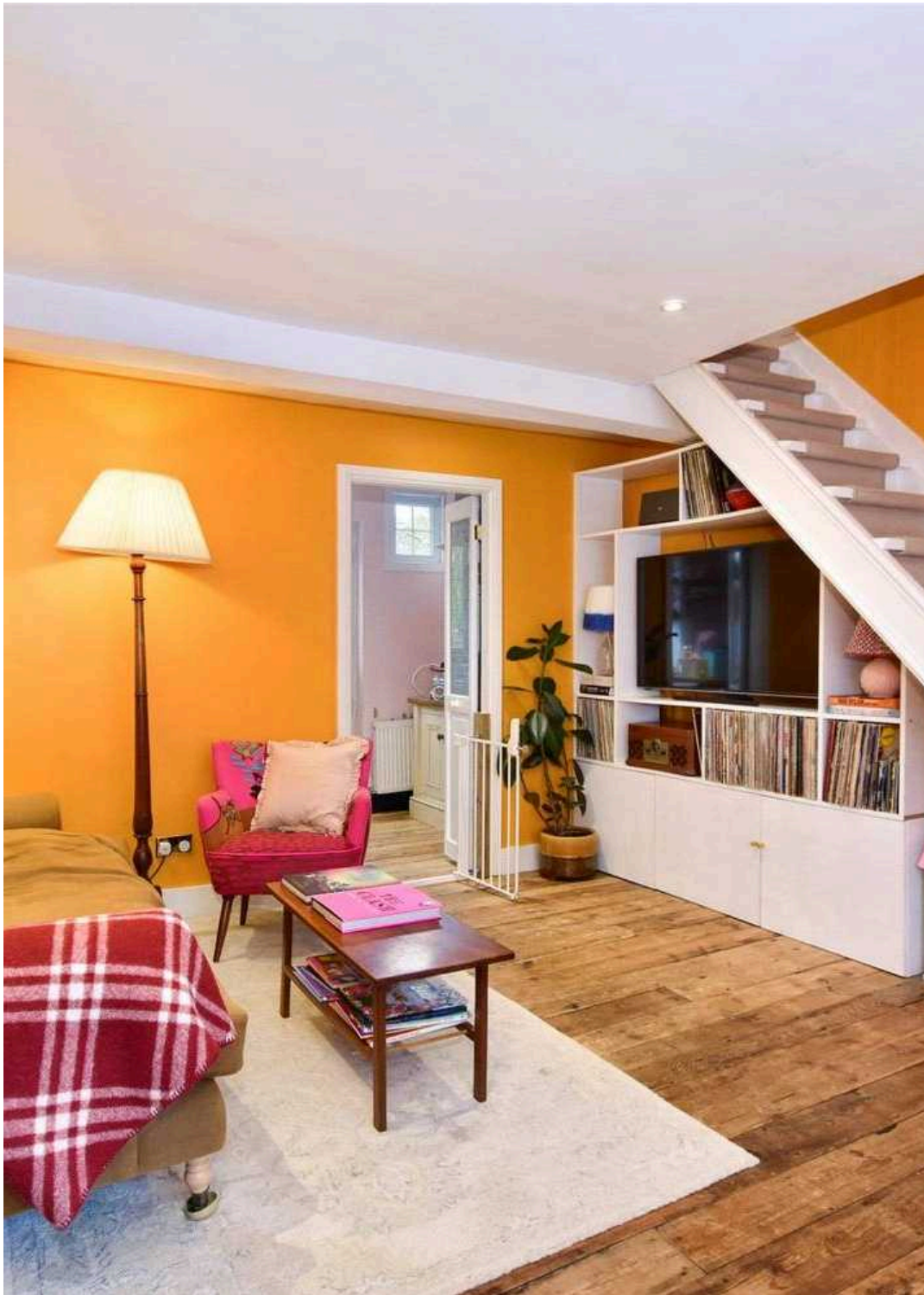


Old Mill Road, Hunton Bridge

£400,000

proffitt
& holt





Old Mill Road

Hunton Bridge, Kings Langley

A charming riverside character cottage in the ever popular village of Hunton Bridge, within walking distance of Kings Langley train station. Sympathetically restored by the current owners, it is brimming with character features, such as traditional wooden floorboards.

The accommodation itself is arranged over 3 floors, with the ground floor consisting of a warm and inviting living/dining room, as well as a refitted kitchen which has been designed in a classic shaker style with gold mixer tap and gold knurled handles. Stairs rise to the first floor, which houses a large double bedroom and fitted wardrobes, as well as a spacious family bathroom, where the bath has been replaced to house an oversized walk-in shower. To the first floor sits another double bedroom with plenty of storage within the eaves.

Externally, the private West-facing rear garden is made up of a gravelled seating area and separate lawn which is lined with trees to one side. To the rear sits a timber outbuilding, which is currently in the process of being converted in to a home office. Side access leads you passed the tranquil river and round to the front of the house.

Council Tax band: D - Three Rivers District Council

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





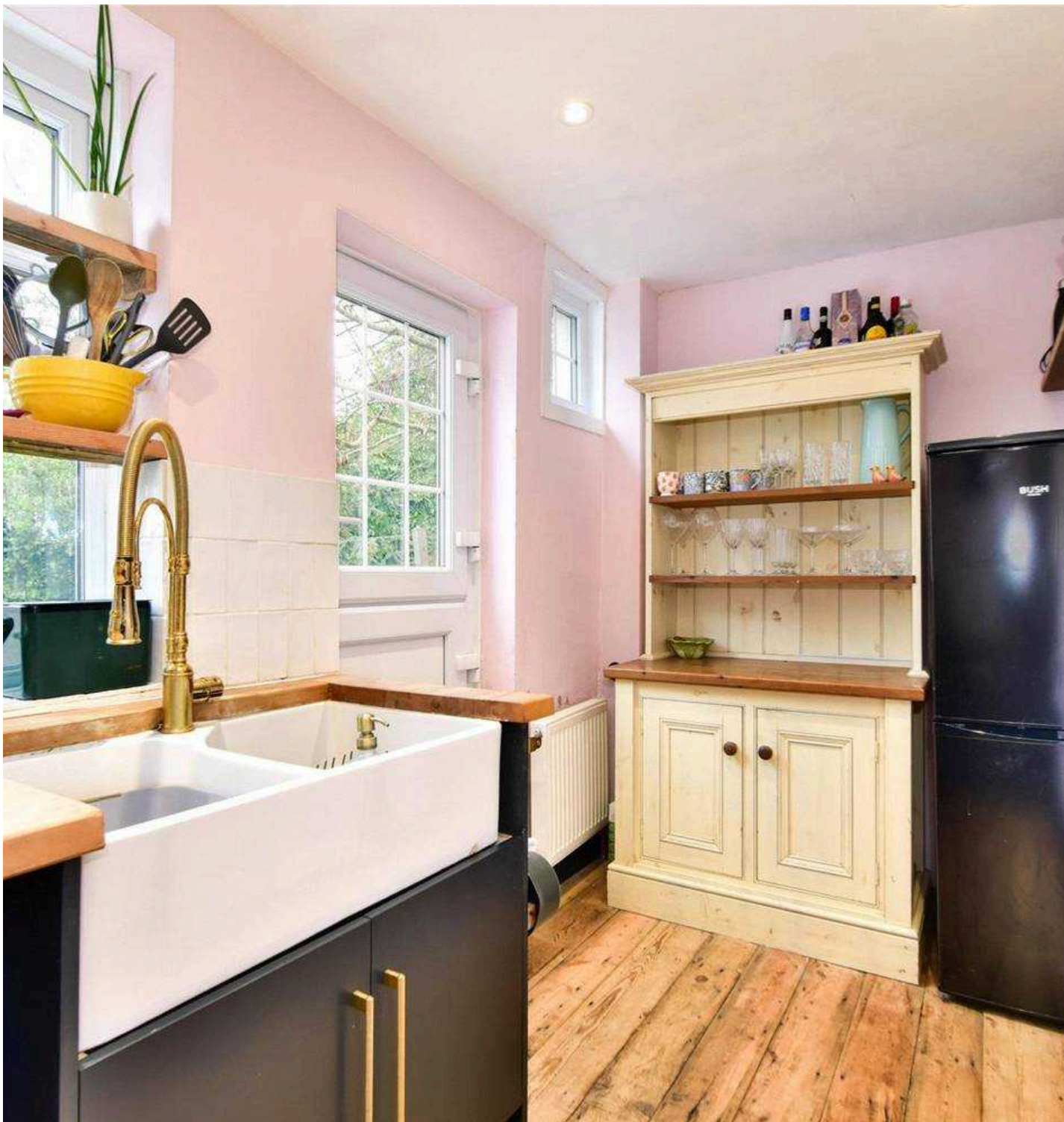
Old Mill Road

Hunton Bridge, Kings Langley

The property is located within a select residential development close to the River Gade. Hunton Bridge is close to the 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.

- Sympathetically restored throughout
- Riverside Cottage
- Traditional wooden floors
- Walking distance to Kings Langley train station
- Warm and inviting living/dining room
- Refitted bathroom and kitchen
- Potential to extend (STPP)





General Information

Services

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

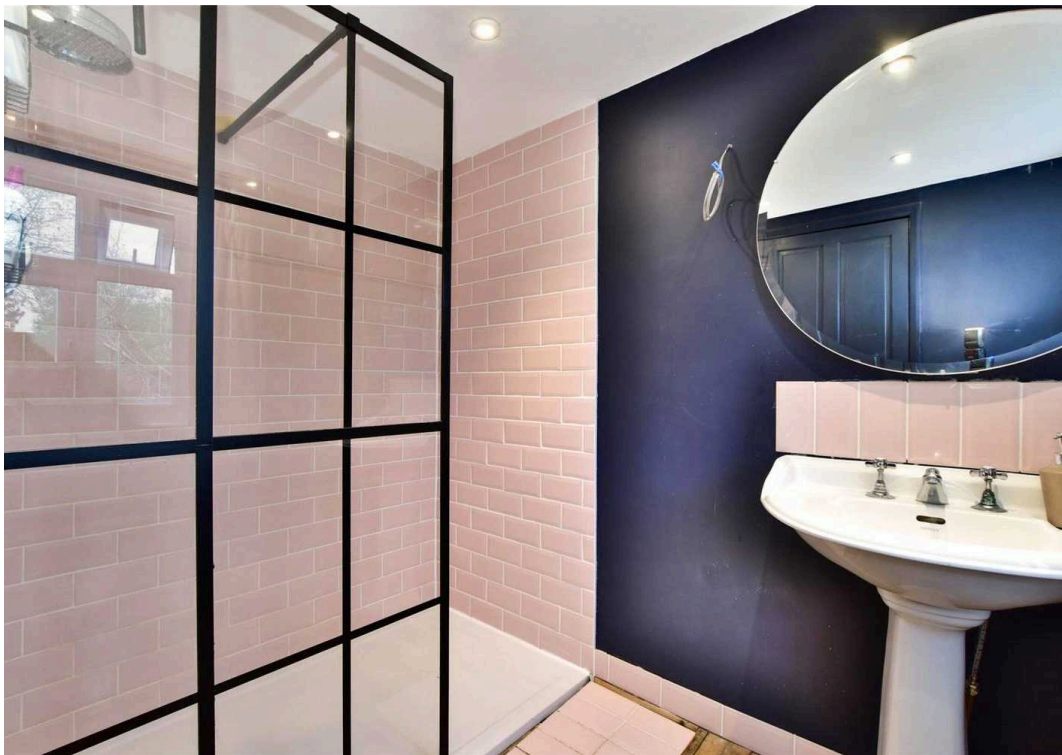
Fixtures and Fittings

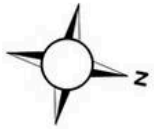
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

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

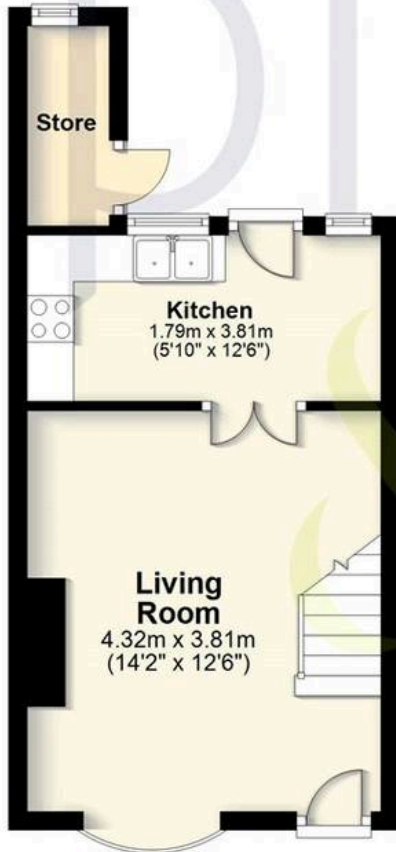
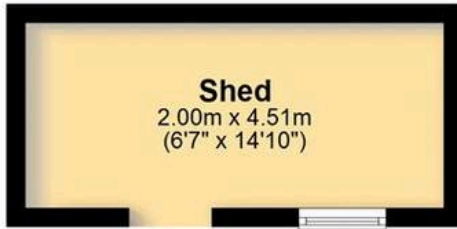






Ground Floor

Approx. 34.9 sq. metres (375.3 sq. feet)



First Floor

Approx. 23.7 sq. metres (254.7 sq. feet)



Second Floor

Approx. 16.7 sq. metres (179.5 sq. feet)



Total area: approx. 75.2 sq. metres (809.5 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 - Unauthorised reproduction prohibited.

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/

