



Hilltop Road, Kings Langley

£1,195,000

proffitt  
& holt







## Hilltop Road

### Kings Langley

Proffitt and Holt are delighted to offer to the market this four bedroom detached family home located in a highly sought after and very quiet location - Hilltop Road, Kings Langley.

The property is brought to the market with no upper chain and has been tastefully modernised throughout, whilst also offering further potential to extend (stpp).

Internally, the accommodation comprises entrance hall, downstairs wc, living room, study, kitchen/breakfast room, family room and utility to the ground floor.

To the first floor there are four well proportioned double bedrooms (one with en suite) and a separate family bathroom.

Externally the property excels with ample parking to the front for multiple vehicles, whilst to the rear the garden is both generous in size with a large paved patio directly to the rear, a well manicured lawn and is the additional benefit of a generous garage, a home office and summer house.

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





## Hilltop Road

### Kings Langley

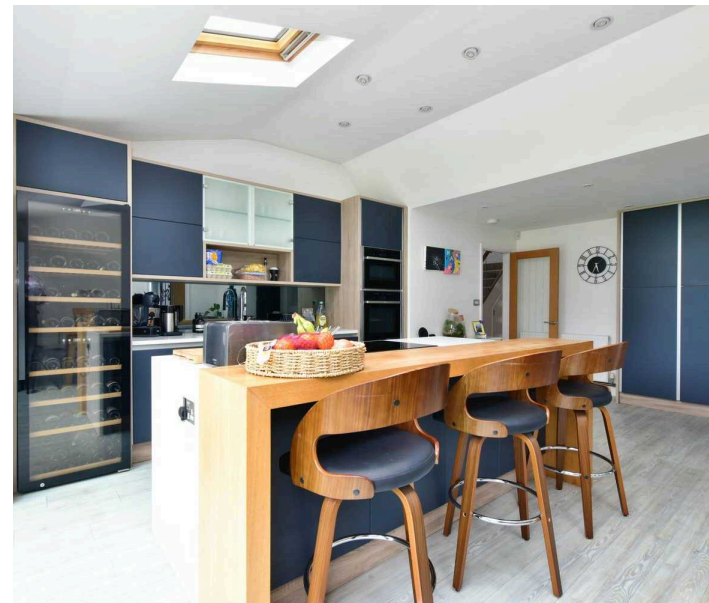
Kings Langley village has a number of shops catering for many day-to-day requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within five and four miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Four/Five Bedrooms
- Detached
- Further Potential To Extend (stpp)
- No Upper Chain
- Generous Garden
- Home Office
- Quiet Location
- Garage







## General information

### Services

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

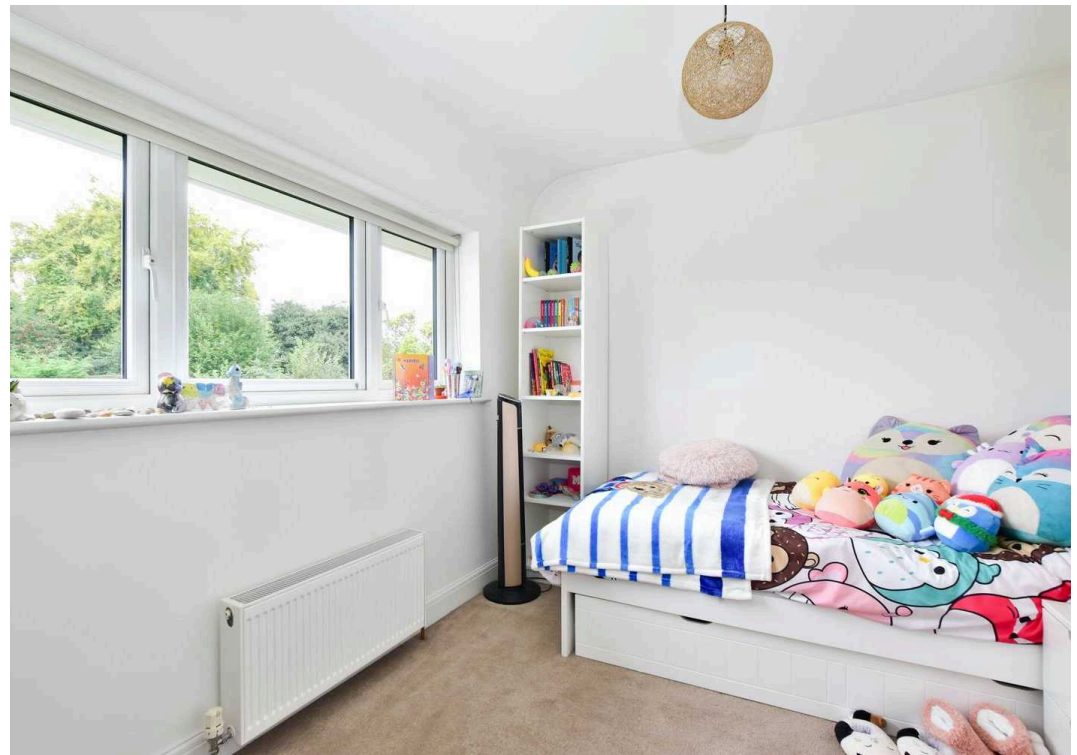
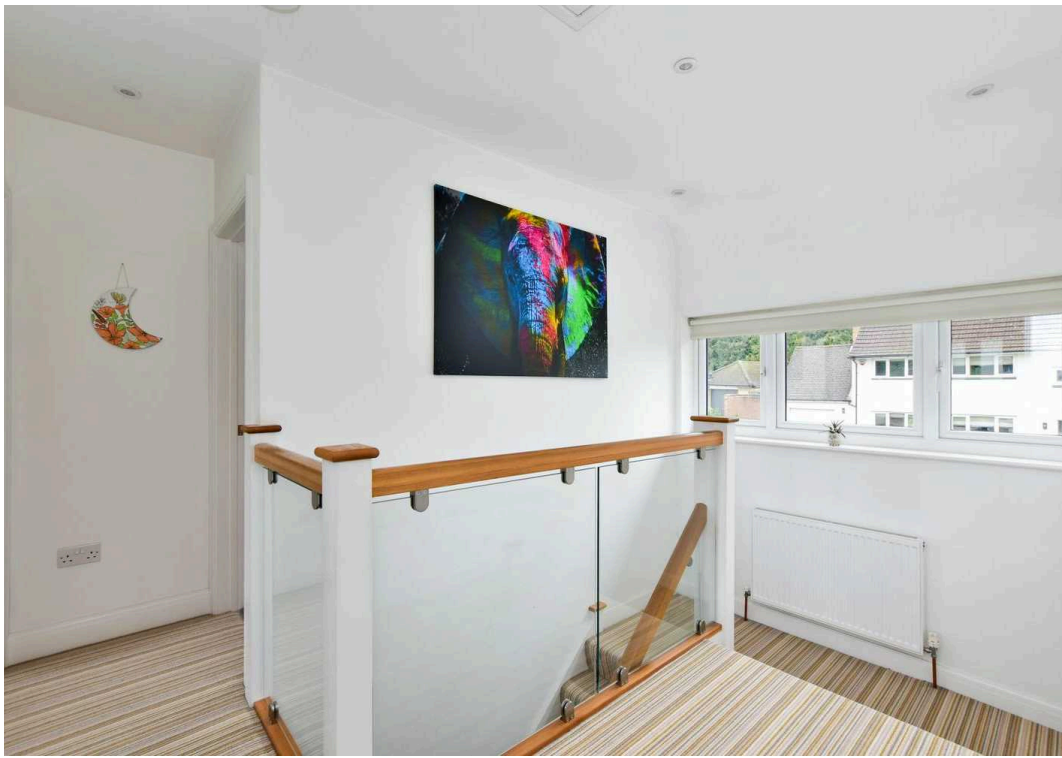
Telephone is subject to telephone installer's transfer regulations..

### Fixtures and fittings

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

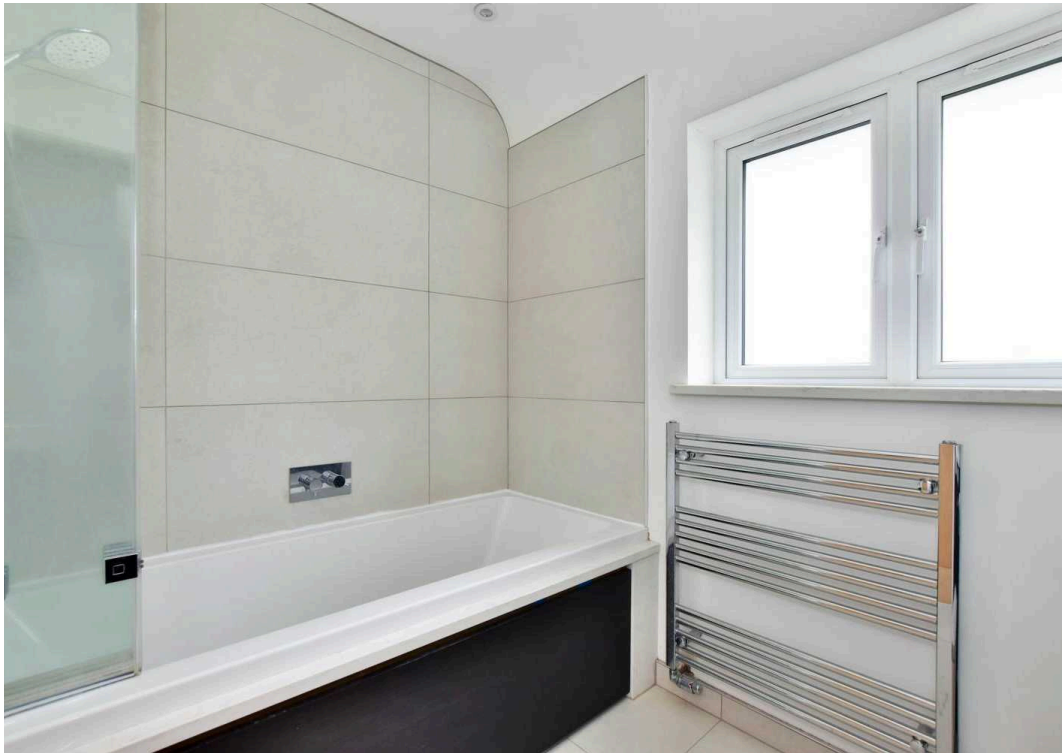
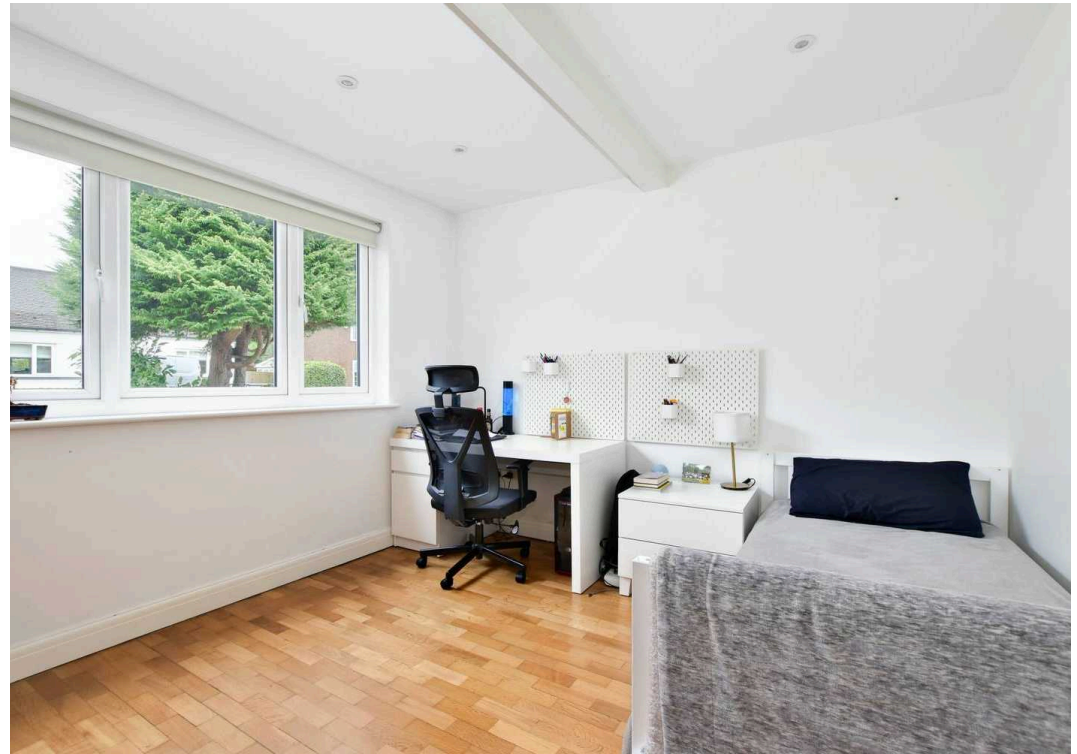
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<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>













**Ground Floor**  
Approx. 148.6 sq. metres (1601.4 sq. feet)



**First Floor**  
Approx. 69.9 sq. metres (752.9 sq. feet)



Total area: approx. 218.7 sq. metres (2354.3 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 - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.







# Proffitt & Holt

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