



Wharf Way, Hunton Bridge

Guide Price £440,000

proffitt  
& holt







## Wharf Way

Hunton Bridge, Kings Langley

Proffitt and Holt are delighted to offer to the market this stunning three bedroom split level duplex apartment located in the highly sought after Wharf Way, Hunton Bridge development within close proximity to both Kings and Abbots Langley villages.

Boasting canal side views over the Grand Union Canal, the property offers a wealth of bright, airy and spacious accommodation and is well presented throughout by the current vendors.

The internal accommodation comprises (to the second floor) – entrance hall, a spacious and open plan kitchen/dining room, two well proportioned double bedrooms and a four piece bathroom suite. To the third floor the property boasts a further living room and generous master bedroom with an en-suite shower room.

Externally the property boasts two allocated parking bays and communal grounds with views over the Grand Union Canal.

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







## Wharf Way

Hunton Bridge, Kings Langley

The property is located within a select residential development close to the Grand Union Canal. Hunton Bridge is close to Abbots Langley and Kings Langley villages with their local High Street shops catering for most daily requirements, whilst for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within approximately 3 miles drive. For the commuter, both Kings Langley mainline station and Watford Junction provide a service to London-Euston and Junction 20 of the M25 is approximately 2 miles distance.

Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Canal Side Views
- Allocated Parking for Two Vehicles
- Duplex Apartment
- Sought After Location
- Modern Development





*For broadband and mobile speeds see:*

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

## **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.

















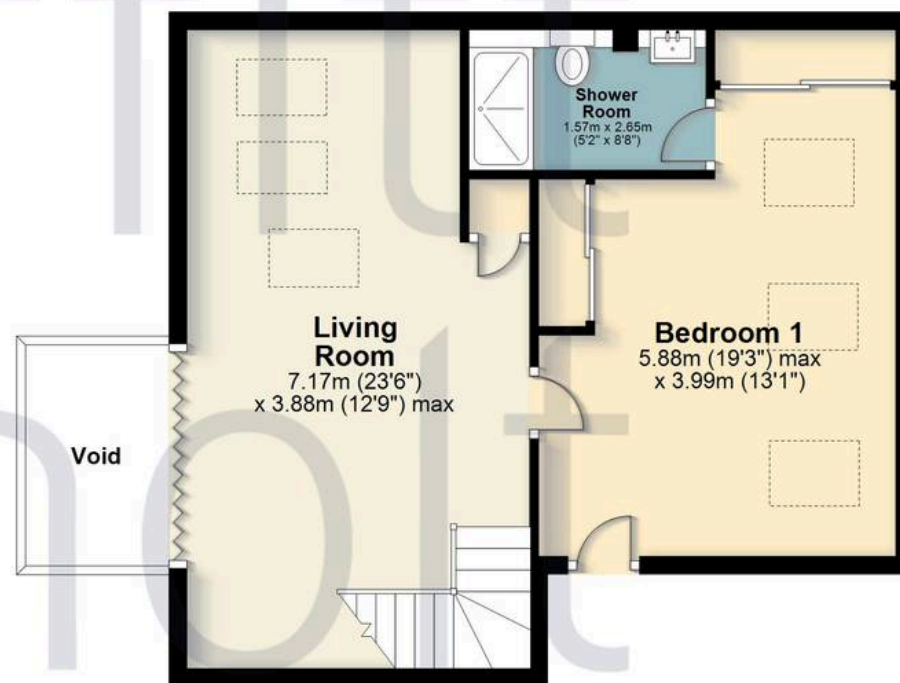
## Second Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



## Third Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



Void

Total area: approx. 111.7 sq. metres (1202.4 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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