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SPECIALISTS IN PROPERTY



41 Hamilton Road, Hunton Bridge, Kings Langley. WD4 8PY.

£750,000 Freehold

A truly impressive, well presented and extended five bedroom semi detached family home, nestled in the heart of Hunton Bridge, Kings Langley, less than a mile from Kings Langley Railway Station. The property offers bright and spacious accommodation arranged over three floors, a superb large open plan living/dining area, plus two further reception rooms and three bathrooms! A perfect house for entertaining and so close to transport and M25 motorway links too.

Upon entering the property there is a nice size hall way with doors leading to the sitting room, study, downstairs cloakroom and open plan kitchen/living area measuring an impressive 31ft, which has a range of fitted units at base and eye level, a large dining area and benefits from bi fold doors across the rear of the property, that lead out into the large south facing rear garden.

Moving to the first floor, there are four excellent size bedrooms, all of which can fit a double bed. The largest bedroom on this floor benefits from an ensuite shower room with a window overlooking the rear garden. There is one further bedroom at the rear of the house with the remaining two bedrooms having windows to the front aspect. The family Bathroom then completes the first floor accommodation.



As you move up to the second floor, you will find an extremely spacious, bright and airy master bedroom that benefits from eaves storage, Velux windows and an ensuite shower room.

To the front of the property, there is off street parking for up to three cars and side access to the rear garden. The garden is mainly laid to lawn with a patio area providing more than enough space for table, chairs and barbeque.

This property was built in 1996 and is perfectly situated within the catchment of popular schools and is less than a mile from Kings Langley Station (West Midland Train Line) so just 30 minutes into London Euston. Plus junctions 19 & 20 of the M25 are an approximate 5 minute drive away, providing access to Heathrow Airport, Central London and other motorway networks.



**Important Notice**

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# 41 Hamilton Road WD4 8PY

Approximate Gross Internal Area

Ground Floor = 93.4 sq m / 1,005 sq ft

First Floor = 69.2 sq m / 745 sq ft

Second Floor = 27.6 sq m / 297 sq ft

Total = 190.2 sq m / 2,047 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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