



## Detached bungalow with sound-proofed home office

5 Hamilton Road, Hunton Bridge, Kings Langley, Hertfordshire, WD4 8PY

Freehold

savills



2 reception rooms • Kitchen • Family room/bedroom •  
3 bedrooms • 2 bathrooms • Sauna • Sound-proofed  
home office • Gardens

#### Local information

This lovely character home occupies a tucked-away location in Hunton Bridge, within a short walk of countryside and approximately 20 minutes on foot of Kings Langley Station. Abbots Langley High Street is approximately a mile away has good local shopping together with coffee shops, restaurants and a library. Kings Langley station offers a regular mainline service to Watford and London Euston. The M25, accessed at Junction 20, is approximately two miles away, providing access to the general motorway network. Watford or Hemel Hempstead town centres are about 10/15 minute drive respectively.

#### About this property

5 Hamilton Road is a deceptively spacious home offering versatile living space over two floors. The cosy sitting room features a fire place and has double doors out to the garden. The dining room and conservatory are linked and again have doors that open out onto the garden. The kitchen is fitted with a range of wall and floor units and integrated appliances with a door to a useful side lean to. The family room/bedroom 4 to the front has a utility cupboard. Two further bedrooms and a shower room complete the ground floor accommodation.

On the first floor there is a master bedroom with eaves storage and useful dressing area plus attractive beams to the ceiling and there is also a

bathroom with a sauna.

#### Outside

The house is approached over a block paved driveway with parking for two to three cars and there is access to the side to the rear garden. The garden has a terrace leading to lawn with abundant stocked borders. There is an external sound proofed home office plus further storage workshop/sheds.

#### Tenure

Freehold

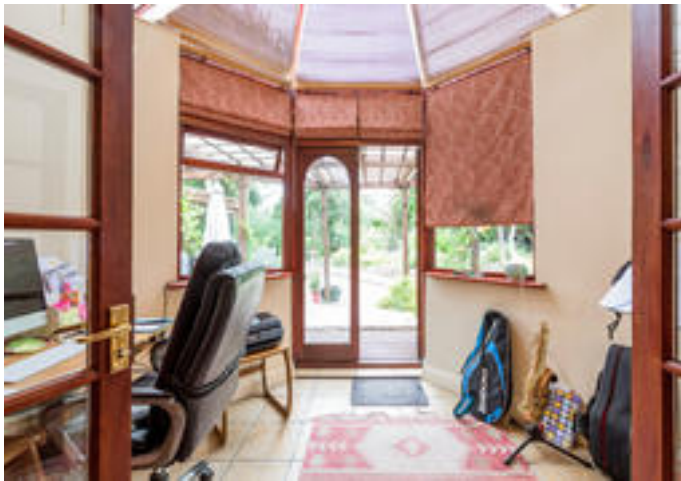
EPC rating = D

#### Viewing

Strictly by appointment with Savills

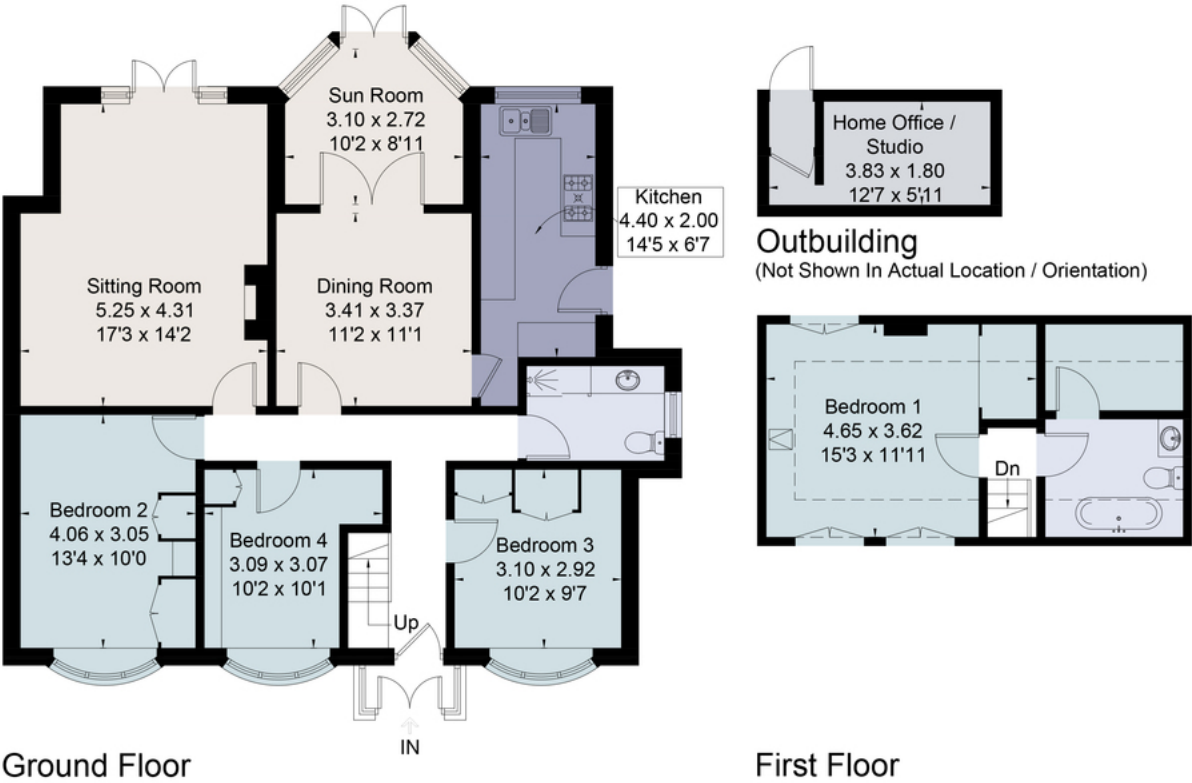




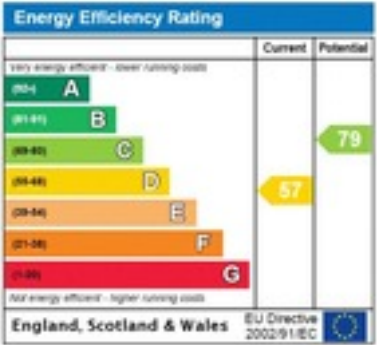




Approximate Area = 129.3 sq m / 1392 sq ft  
Outbuilding = 6.9 sq m / 74 sq ft  
Total = 136.2 sq m / 1466 sq ft  
Including Limited Use Area (11.7 sq m / 126 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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