



Wharf Way, Hunton Bridge

In Excess of £400,000

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& holt





Wharf Way

Hunton Bridge, Kings Langley



A beautifully presented three double bedroom duplex apartment, arranged over the second and third floors of this popular development in the sought-after area of Hunton Bridge.

The property enjoys an attractive location close to the Grand Union Canal, whilst also offering excellent transport links, with easy access to the M25 and Kings Langley mainline railway station.

The accommodation is well proportioned throughout and comprises a welcoming entrance hall, a luxury fitted kitchen and a spacious open-plan lounge/dining room, creating an excellent space for both everyday living and entertaining.

There are three generous double bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The property also features a separate family bathroom, together with an additional separate WC, providing excellent convenience for residents and guests.

Further benefits include a **new boiler with Hive heating system**, gas central heating and double glazing.

Outside, residents have access to well-maintained communal gardens, while the property also benefits from two allocated parking spaces, providing excellent convenience.

An ideal home for those looking for spacious accommodation in a well-connected location, with the added appeal of the canal-side setting and excellent road and rail links.



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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.

- Three Generous Double Bedrooms
- Duplex Apartment Arranged Over Two Floors
- Luxury Fitted Kitchen
- Spacious Open Plan Lounge/Dining Room
- En-Suite Shower Room to the principal bedroom
- Two Allocated Parking
- Communal Gardens
- Excellent Transport Links to the M25 & Kings Langley Station





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: E

Tenure: Freehold

Services

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

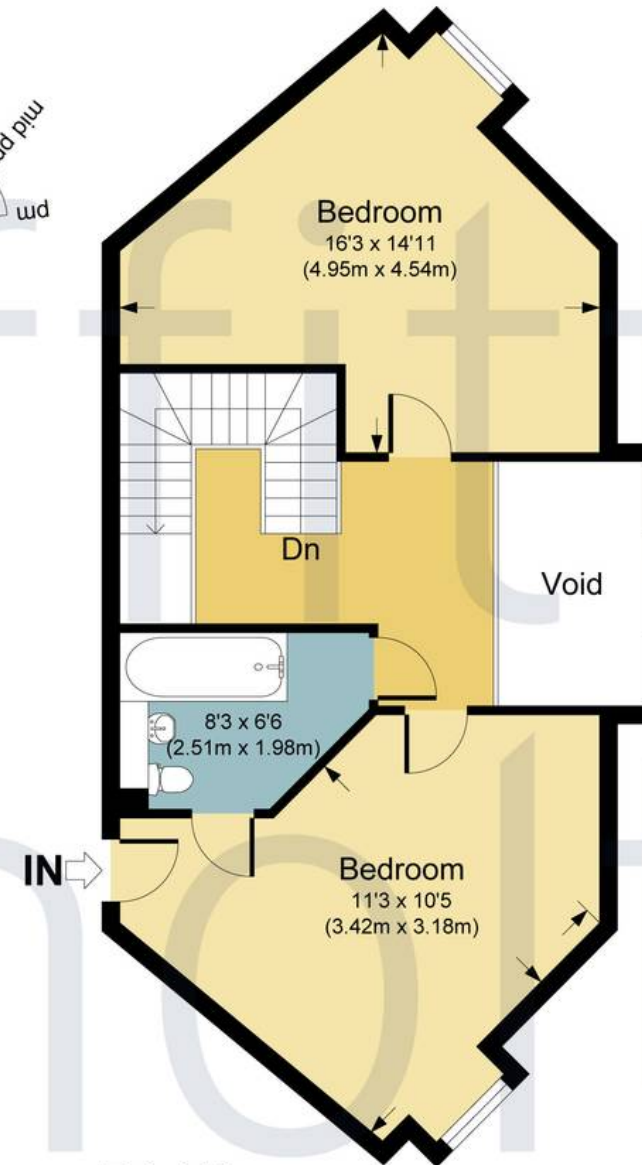
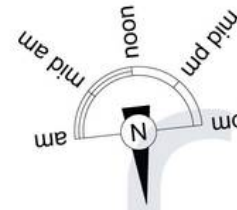
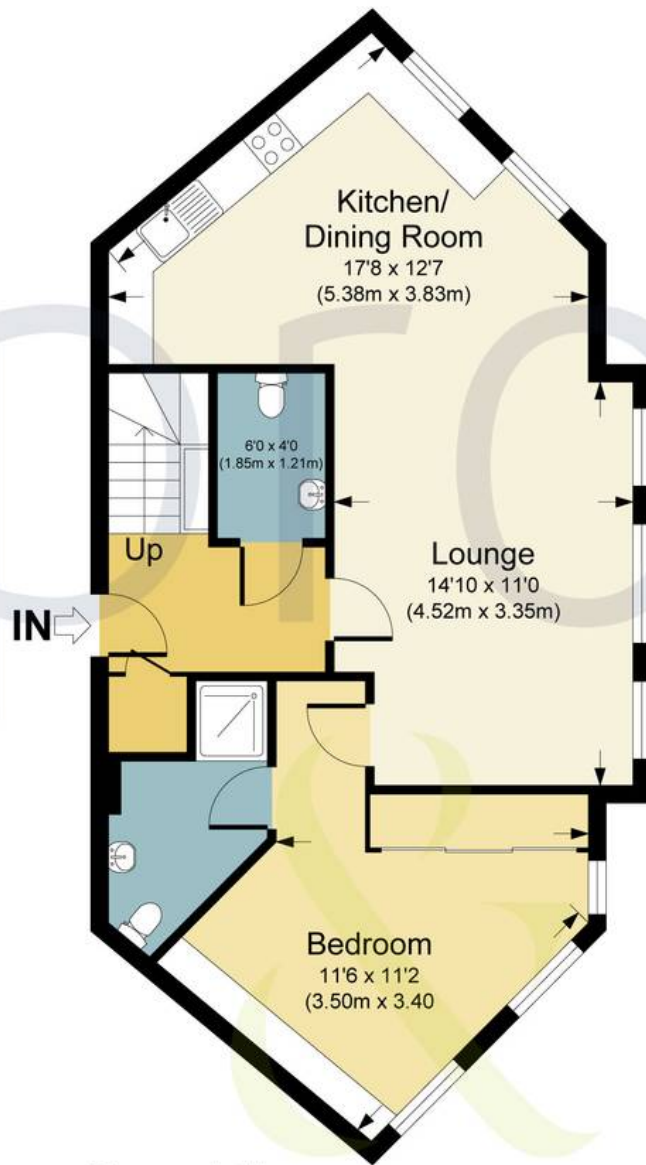
For broadband and mobile speeds see:

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

Fixtures and Fittings

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





WHARF WAY, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1204.58 SQ FT / 111.91 SQ M.

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