



Harthall Lane, Kings Langley

In Excess of £850,000

proffitt  
& holt







## Harthall Lane

### Kings Langley

Offered to the market with no upper chain is this deceptively spacious 3 bedroom detached bungalow. Set on a substantial plot of over half an acre, it is nicely positioned on a quiet no through road in a sought-after semi-rural location. Boasting ample frontage and a garage, this property offers versatile accommodation all on one floor, whilst also boasting plenty of potential to extend, subject to planning permission.

Entering in to a welcoming and central entrance hall, the property is currently laid out with 3 double bedrooms and 2 living rooms, as well as 2 bathrooms, a traditional kitchen and utility room. The South section of the house has previously been extended and features 2 surprisingly large rooms with lovely high ceilings and offer the opportunity to split in to additional rooms or even create and annexe.

Externally, the property excels. The large and wonderfully private garden is laid to lawn towards the house, whereas the far end is more natural, with a number of more mature trees. This beautiful space would make a wonderful playground for children but is a blank canvas for the keen gardener.

In our opinion, this bungalow offers a fantastic opportunity to create your dream home. Whether you're looking for a peaceful retreat or a place to entertain, the spacious layout and private location make it a versatile and attractive option for any discerning buyer.

Viewing is highly recommended to truly appreciate the potential it has to offer.





## Harthall Lane

### Kings Langley

Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E



- No Upper Chain
- Large Plot in Excess of Half an Acre
- Plenty of Frontage
- Deceptively Spacious
- Garage
- Semi-Rural Location
- Potential to Extend (STPP)
- Versatile Accommodation
- Utility Room
- 3 Bedrooms and 2 Bathrooms







## 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.

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

















## Ground Floor

Approx. 185.7 sq. metres (1999.2 sq. feet)



Total area: approx. 185.7 sq. metres (1999.2 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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