



Harthall Lane, Kings Langley

In Excess of £900,000

proffitt
& holt





Harthall Lane

Kings Langley

Proffitt and Holt are pleased to bring to market this substantial (in excess of 2,500sq ft) detached family home in a very popular semi-rural location, yet still within walking distance of Kings Langley train station and the Village High Street. The property offers a large open-plan living space with log burner leading to the open plan kitchen overlooking the garden.

The ground floor is well laid out, with entrance hall, which leads into the substantial and bright open plan living space plus kitchen/dining room. This lovely light space is the hub of the home and has views to the garden. A separate living room offers more options for a study/playroom also with doors leading to the garden. From the hallway to the right, there are two large light rooms, one with doors to garden, the other is a bedroom with an adjacent separate shower room - this has all the facilities for extra living for perhaps more senior members of the family.

To the first floor, there are 3 double bedrooms and a large family bathroom with a further family shower room, plus 2 smaller bedrooms one of which is used as an office. All the rooms are light and airy, with two offering fitted wardrobes.

Externally, there is a lovely large rear garden, that has the benefit of views to fields, with some fruit trees. To the front there is a substantial carriage driveway with plenty of space for parking for numerous vehicles, as well as a garage.

Viewing is highly recommended to fully appreciate the size and potential of this family home.





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Kings Langley

Kings Langley village has a good selection of shops catering for many day-to-day requirements. For a more comprehensive range of shopping facilities and amenities, the larger towns of St Albans, Watford and Hemel Hempstead are within a few miles drive respectively. For the commuter, Kings Langley mainline station provides a service to London (Euston approximately 30 minutes) and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



- Generous Rear Garden
- Open Plan Living Space
- Close to Mainline Train Station
- Family Bathroom and Shower Room
- Walking Distance to High Street
- PV Solar Panels
- Electric Car Charger
- Overlooking Green Belt
- Large Carriage Driveway
- Ideal For Multi Generational Living
- Over 2,500sq ft of Accommodation





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/>











Total area: approx. 236.6 sq. metres (2546.7 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

