



Hyde Lane, Pimlico

In Excess of £900,000

proffitt
& holt





Hyde Lane

Pimlico, Hemel Hempstead

Proffitt and Holt are delighted to bring to the market this spacious family home, which sits in a wonderful rural position surrounded by fields and woodland, yet within only a few minutes drive of Kings Langley Train Station with direct access to London Euston in less than half an hour. Having been extended and remodelled throughout to a high standard by the current owners, it offers tastefully decorated open-plan living spaces, with a wealth of character features retained, such as original fireplaces, exposed brick walls and vaulted ceilings with original beams.

Stepping in to a welcoming entrance hall with oak herringbone flooring and a convenient storage cupboard, doors lead in to both reception areas. The first is a comfortable sitting room with an original fireplace, which sits at the front of the house. To the rear, the house opens up to marvellous open-living kitchen/living space. This large space is ideally suited for family living or entertaining, with crittall style doors that open out on to the garden and flood the room with light, alongside the 2 ceiling lanterns. The kitchen itself is fitted in a sleek design with contrasting colours and offers a spacious island which doubles up as a breakfast bar. It boasts quartz worktops and a range of integrated appliances, while the adjoining utility room houses space for any remaining appliances and a stylish pantry cupboard/coffee station. Additionally, there is a downstairs WC and shower room, as well as a door in to the oversized garage. This area offers potential to create an annexe (STPP). Stairs rise to the first floor where a bright and airy landing space gives access to 4 well appointed bedrooms and a lovely family bathroom with free standing roll top bath and separate walk-in shower cubicle. The Master bedroom is a wonderful bedroom suite which offers views over fields beyond. The vaulted ceilings give a lovely sense of space and it also boasts a walk-in wardrobe and generous en-suite shower room with his and hers sinks. Externally, the rear garden measures in excess of 100ft and backs on to fields. A decked area flows directly out from the house and is a lovely space to sit and relax, with the remainder being made up of meandering lawns and mature borders and trees. Side access leads to the front of the house where there is off street parking for around 6 cars and access to the garage. Further improvements include new double glazed hardwood windows throughout and underfloor heating in the kitchen/living room, master bedroom/en-suite and the family bathroom.



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Bedmond village has a few shops catering for most day to day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger villages of both Abbots Langley and Kings Langley are within a drive of two miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (journey time approximately 25 minutes) and Junction 20 of the M25 is a distance of approximately two miles.

Council Tax Band: E - Tenure: Freehold

EPC Energy Efficiency Rating: C

- 4 Bedroom Character Home
- Extended and Refurbished Throughout to High Specification
- Large Kitchen/Living Room with Crittall Style Doors
- Utility Room and Downstairs Shower Room/Toilet
- Master Bedroom with Walk-In Wardrobe and En-Suite
- Large Garden - backing onto fields
- Oversized Garage Plus Driveway for Multiple Vehicles
- Surrounded By Fields
- Kings Langley Train Station a few Minutes Drive Away





For broadband and mobile speeds see:

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

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

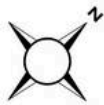
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.





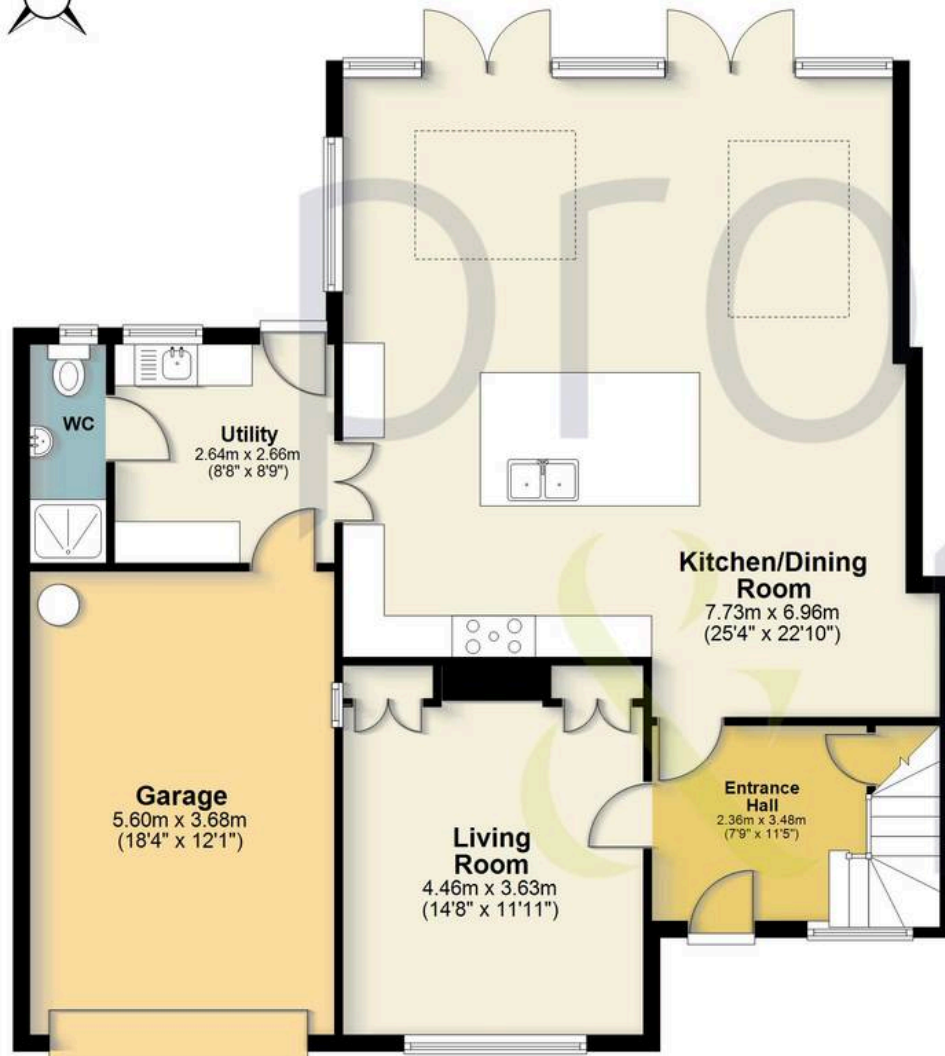






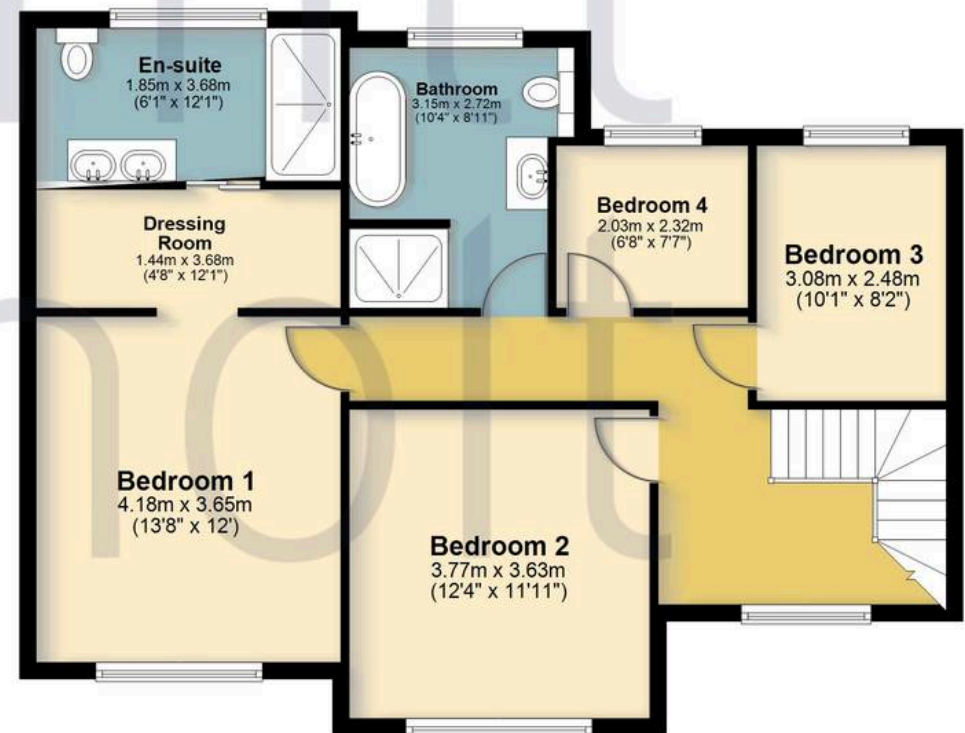
Ground Floor

Approx. 108.1 sq. metres (1163.2 sq. feet)



First Floor

Approx. 77.9 sq. metres (838.5 sq. feet)



Total area: approx. 186.0 sq. metres (2001.7 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

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