

Harthall Lane, Pimlico

In Excess of £850,000

proffitt & holt



Harthall Lane, Pimlico

Hemel Hempstead

A rarely available and four-bedroom detached residence, offered to the market with no upper chain and situated in a highly sought-after semi-rural setting.

The accommodation itself is both spacious and thoughtfully designed, providing generous living areas that are ideal for modern family life. As you enter, you are greeted by a welcoming hallway that showcases the original parquet floors, lending a sense of timeless elegance throughout the ground floor. The main living spaces are wonderfully proportioned, offering versatility for both formal entertaining and relaxed family gatherings. The heart of the home is a large, light-filled lounge, seamlessly connected to an impressive dining area and flowing directly out to the garden, making it perfect for hosting guests or enjoying family meals. The kitchen is fitted in a traditional style with tiled flooring and wooden worktops, and is complemented by a separate utility room, ensuring practicality for busy households. Upstairs, there are three well-sized bedrooms, each offering ample space for furnishings and storage. The main bedroom benefits from en-suite facilities, while a family bathroom with large corner bath serves the remaining rooms. A further double bedroom and en-suite is conveniently located on the ground floor.

Externally, the South-facing rear garden is a real highlight. This particularly private hedge lined space is made up of a mixture of lawn and patio areas, making it ideal for families and gardeners alike. To the rear is an indoor heated swimming pool which has been well maintained by the current owners - new boiler and lining recently installed - providing additional leisure amenities. Side access leads to the front of the house, where there is a large driveway providing parking for numerous vehicles, making it perfect for households with multiple cars or visitors. Additionally, there is an oversized garage, which not only offers extensive storage and parking options but also boasts a superb storage room above.

The property's layout and generous proportions allow for a variety of lifestyle needs, whether you are seeking space for a growing family, entertaining guests or working from home. With its combination of character features - such as the beautiful parquet flooring - and modern conveniences, this home truly offers the best of both worlds.







Harthall Lane, Pimlico

Hemel Hempstead

Set within a tranquil semi-rural location, this home enjoys a peaceful outlook while still being within easy reach of local amenities and transport links. Viewing is highly recommended to fully appreciate the unique blend of space, style and exceptional features that this remarkable property has to offer.

Pimlico is situated between the villages of Kings Langley, Bedmond and Leverstock Green, whilst the main town of Hemel Hempstead provides more comprehensive shopping and leisure facilities. For the commuter, there is easy access to the M1 and M25 motorways, the A41 bypass, and the mainline railway station offers a frequent service into London - Euston.

- No Upper Chain
- Swimming Pool
- Original Parquet Floors
- South-Facing Garden
- Driveway For Numerous Vehicles
- Oversized Garage With Storage Room Above
- 4 Bedrooms And 4 Bathrooms (1 In Swimming Pool)
- Utility Room
- Large Living Spaces
- Semi-Rural Setting



General Information

EPC - Energy Efficiency Rating: C

Council Tax Band: F

Tenure: Freehold

Services

Mains electricity, water, gas and drainage areunderstood to be available to the property. Telephone issubject 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.













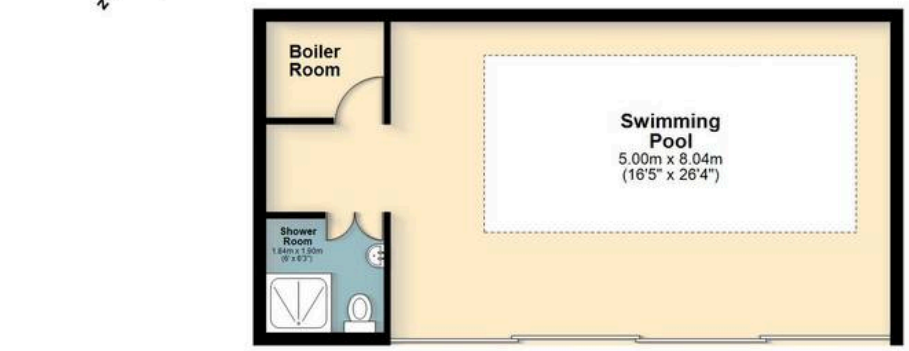


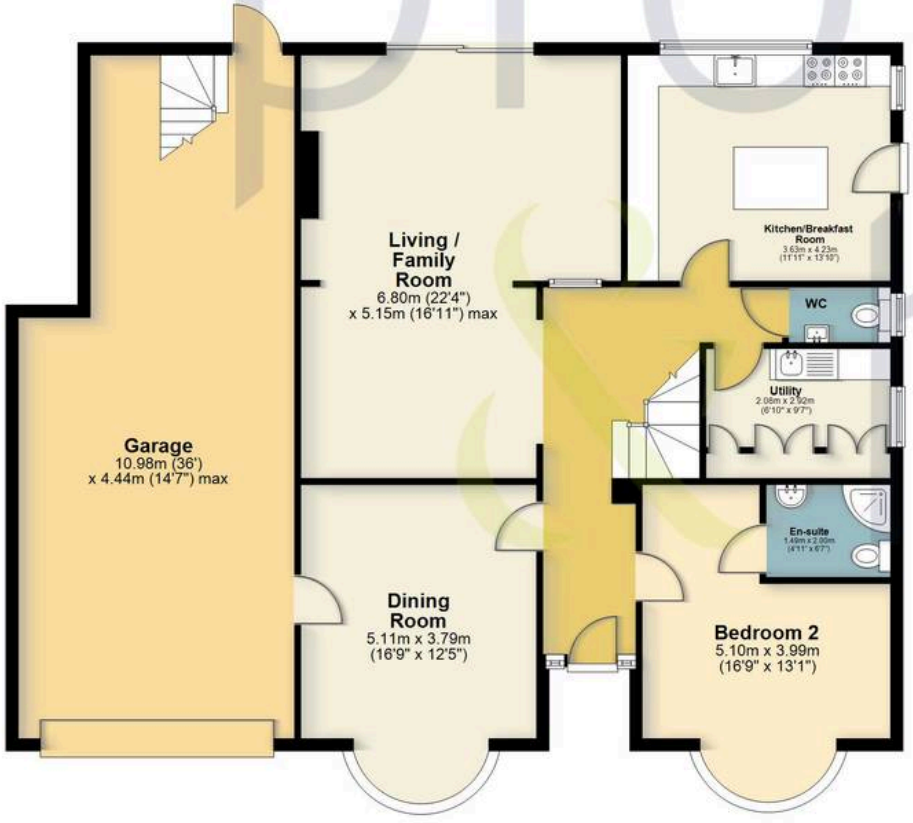




Ground Floor

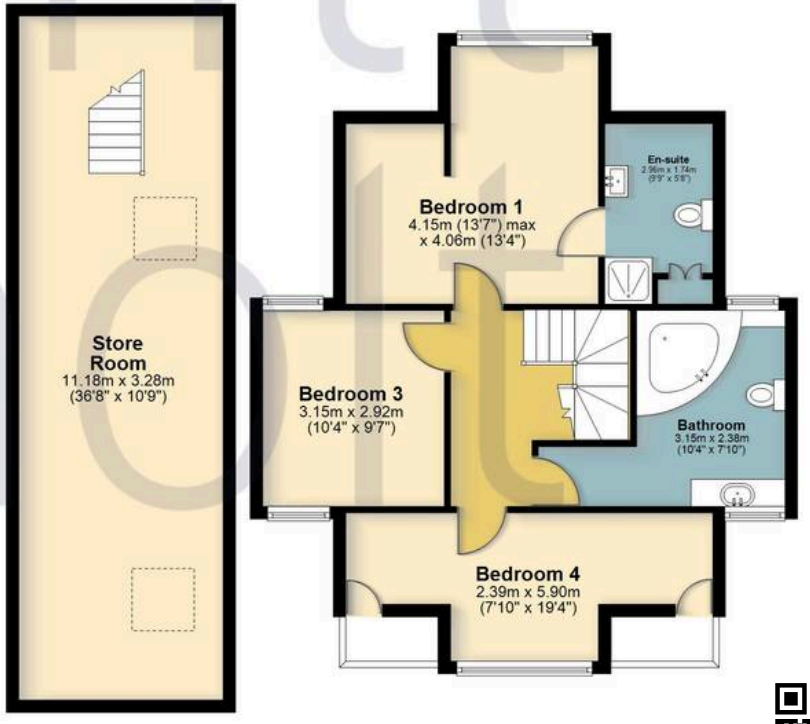
Approx. 198.0 sq. metres (2131.1 sq. feet)





First Floor

Approx. 97.6 sq. metres (1050.6 sq. feet)



Total area: approx. 295.6 sq. metres (3181.7 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

14 High Street, Abbots Langley - WD5 0AR

01923 270444 • street@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

The Property Ombudsman

arla | propertymark PROTECTED

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS