



Harthall Lane, Kings Langley

£1,350,000

proffitt
& holt





Harthall Lane

Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available and simply stunning five bedroom extended family residence in the highly sought after village of Kings Langley. This property is finished to the highest of standards throughout and is a real 'must see'.

Brought to life by the current vendors, this impressive family home offers a wealth of both flexible and versatile accommodation throughout as well as impeccable design and attention to detail.

Approaching nearly 2,500 sq ft of accommodation, the property comprises entrance lobby, sitting room, downstairs WC, a high specification and generous kitchen/breakfast/living area with ample storage and counter top space, a breakfast bar, separate 'wet bar' and complete with bi folding doors which creates a seamless flow between the indoor living accommodation and outside. Further benefits of downstairs include a utility room, and garage/store area. To the first floor there are four well-proportioned bedrooms (one with en suite) and a luxury and fully tiled family shower room, whilst the top floor boasts a master suite with a further double bedroom complete with open plan en suite bathroom area, all of which is flooded with natural light in this triple aspect room.

Outside, the property boasts a meticulously landscaped garden, providing a serene and picturesque backdrop with a large paved patio seating area ideal for entertaining, whilst the rest of the garden is mainly laid to lawn. In addition, there is a well-appointed garden room complete with kitchenette and WC, which is ideal for those wanting to work from home who wish to be away from the main house.

Situated in a sought-after location, this beautifully presented family home offers convenience and tranquillity in equal measure. It is within easy reach of local amenities, schools, and transportation links, making it an ideal choice for modern family living.





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: F

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Five Bedrooms
- Walking Distance to Kings Langley Station
- Sought After Location
- High Spec Throughout
- Detached
- Landscaped Garden
- Garden Room
- Stunning Kitchen/Breakfast Area
- Three Bathrooms
- Underfloor Heating





General information

Services

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

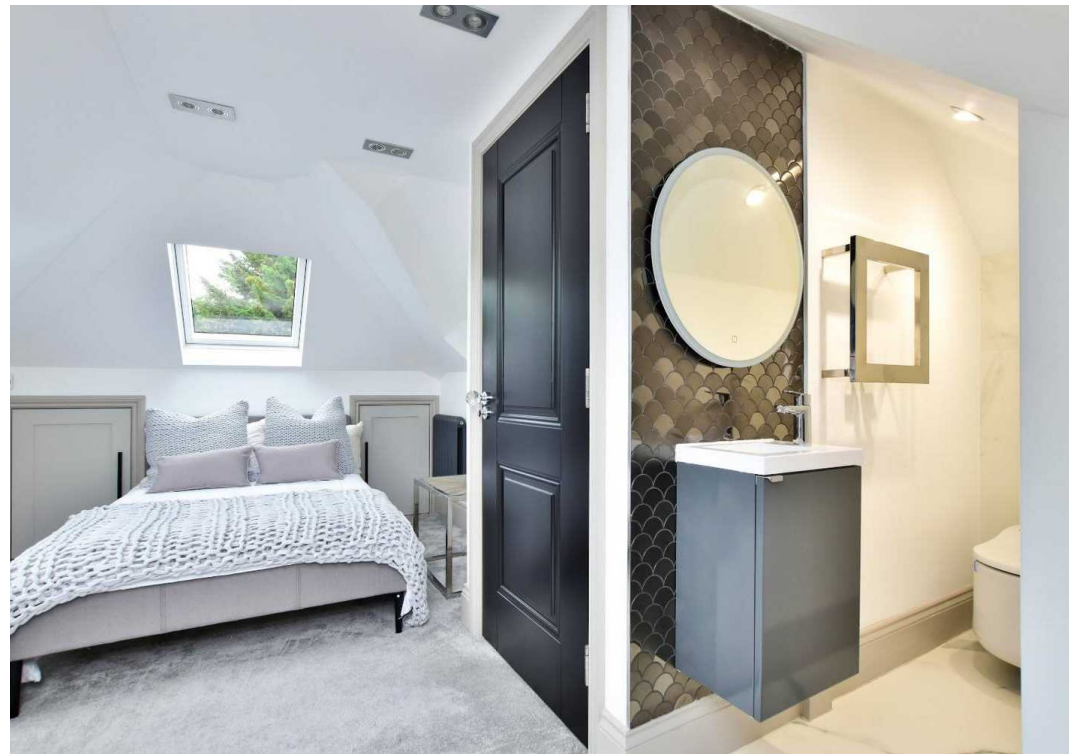
Fixtures and fittings

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/>





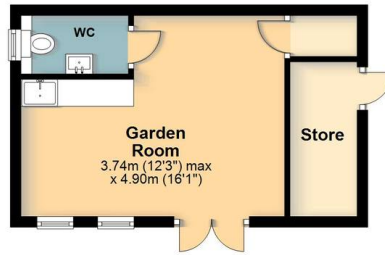






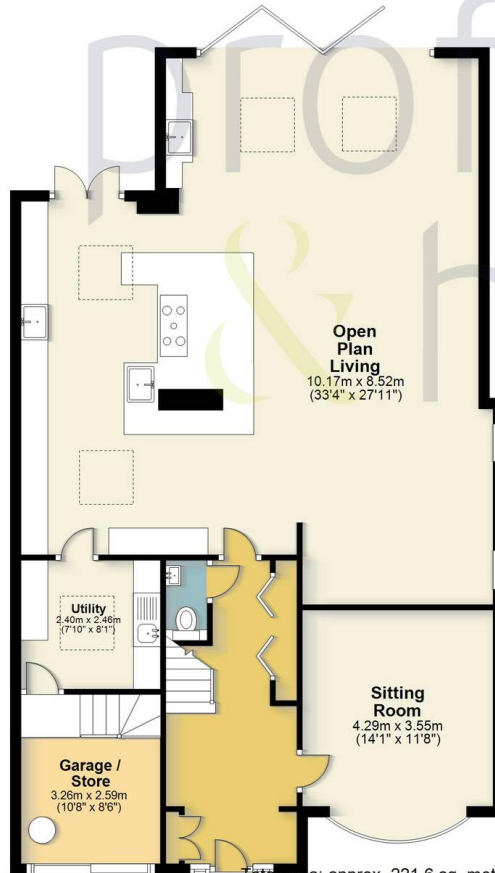
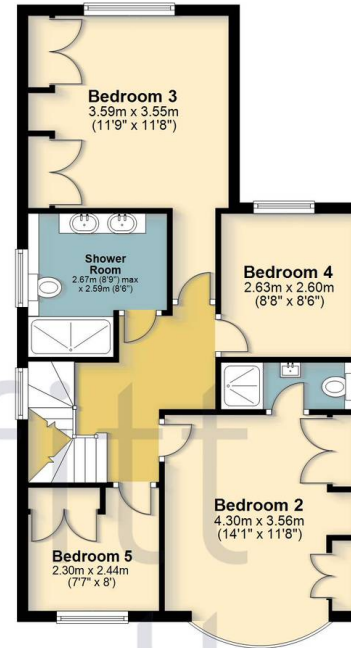
Ground Floor

Approx. 142.6 sq. metres (1534.7 sq. feet)



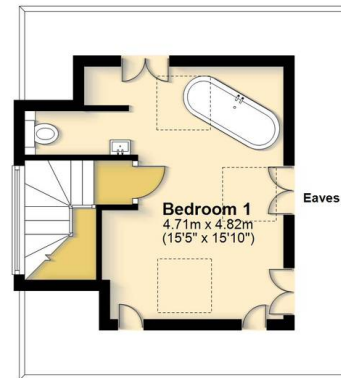
First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



Total area: approx. 221.6 sq. metres (2385.2 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 -
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Proffitt & Holt

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