



Harthall Lane, Pimlico, Hemel Hempstead  
£875,000

proffitt  
& holt





## Harthall Lane

Pimlico, Hemel Hempstead

Proffitt and Holt are delighted to introduce this spacious and versatile 4/5-bedroom detached family home, located in a semi-rural setting surrounded by picturesque fields. The property's charming design offers immaculate interiors and flexible living with its versatile layout.

As you step inside, you are greeted by a welcoming entrance hall, leading you through to the dual-aspect living/dining room, measuring in excess of 30ft, perfect for entertaining guests or relaxing with family. The property boasts two bathrooms and a recently remodelled kitchen, which has been fitted in a classic shaker design with granite worktops, Butler style sink and a range of integrated appliances.

This home also features multiple outbuildings, including a large workshop, providing ample space for storage or potential hobbies. The large carriage driveway offers off street parking for multiple vehicles, alongside an integral garage which has direct access from the house.

Viewing is highly recommended to fully appreciate the overall space this property has to offer, in such an idyllic setting. Contact us today to book your viewing appointment.





## Harthall Lane

Pimlico, Hemel Hempstead

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.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 4/5 Bedroom Detached Family Home
- Versatile Layout
- Semi-Rural Setting Surrounded By Fields
- South-Facing Rear Garden Measuring Approx 100ft
- Multiple Outbuildings Including A Large Workshop
- Large Carriage Driveway Plus Integral Garage
- 2 Bathrooms And Refitted Kitchen
- Dual Aspect Living/Dining Room Measuring In Excess of 30ft





*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**

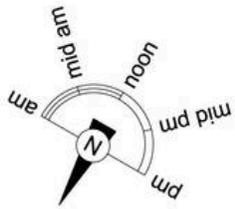
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



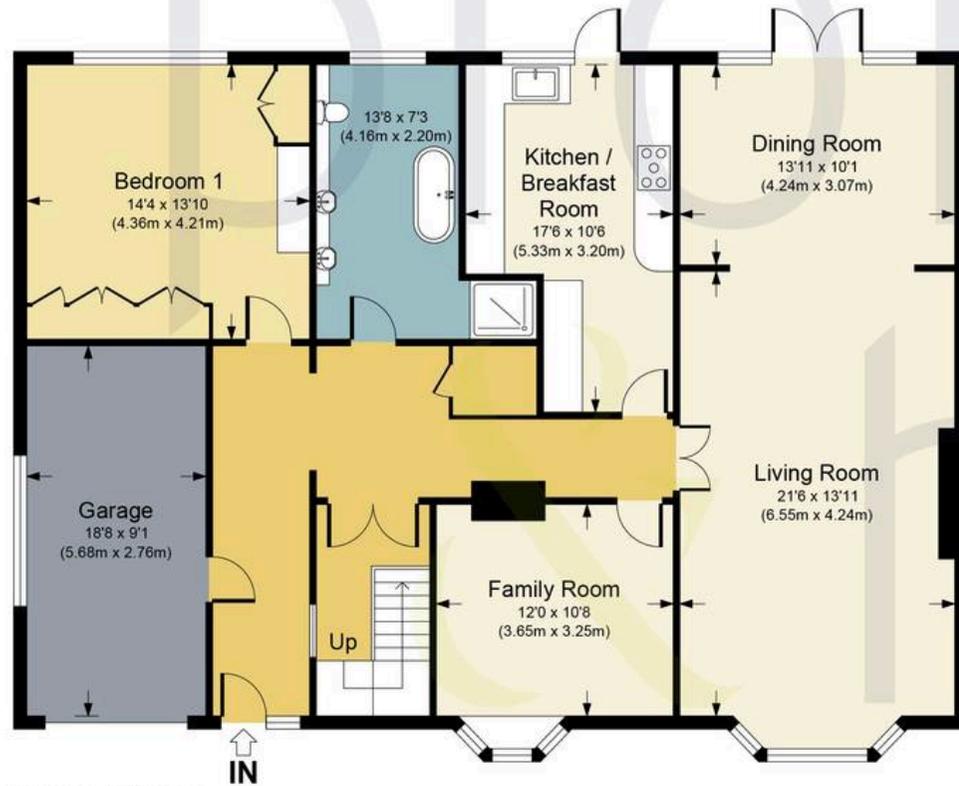




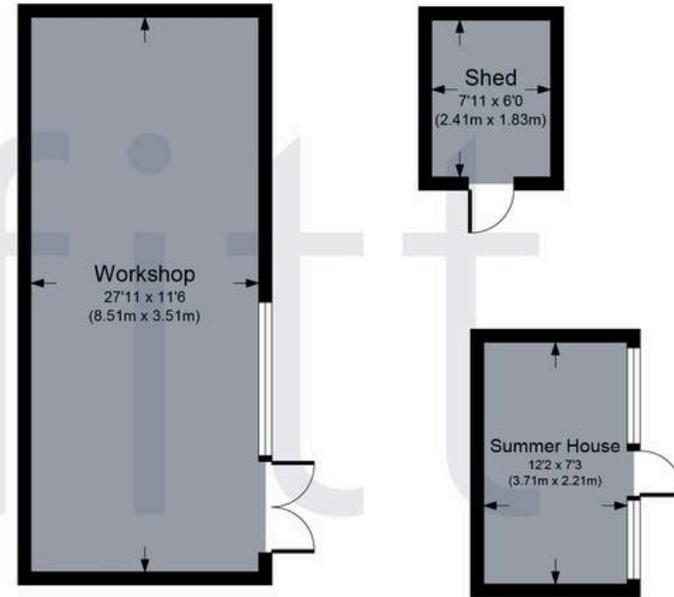




= Restricted Head Height



Ground Floor



Outbuildings



First Floor

## THE TRAPS, HP3

APPROX. GROSS INTERNAL FLOOR AREA 2616.49 SQ FT / 243.08 SQ M. INC. GARAGE & OUTBUILDINGS

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# Proffitt & Holt

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