



Harthall Lane, Kings Langley

Offers Over £750,000

proffitt
& holt





Harthall Lane

Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom detached bungalow positioned on a generous plot (approx just under 2/3 of an acre) offering a wealth of potential to extend/build/modernise (stpp) and boasting beautiful gardens as well as providing ample parking for multiple vehicles.

Internally the property comprises entrance porch, entrance hall, living room, dining room, kitchen, downstairs bathroom, separate wc and three well proportioned bedrooms.

Externally the property excels with ample parking available to the front, as well as a single garage, and to the rear, the garden boasts mature trees and is both generous in size (wider than average for the road) and offers a wealth of potential to extend/build (stpp) or alternatively, can be enjoyed by anyone wishing to entertain or simply enjoy a well established and mature garden.

To fully appreciate what this property has to offer, please contact leading local agents Proffitt and Holt.





Harthall Lane

Kings Langley

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

- Three Bedrooms
- Detached Bungalow
- Generous Plot (approx just under 2/3 of an Acre)
- Excellent Potential to Extend/Build (stpp)
- Garage and Ample Parking
- Beautiful Gardens
- Walking Distance to Kings Langley Station





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: F

Tenure: Freehold

Services

For broadband and mobile speeds see:

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

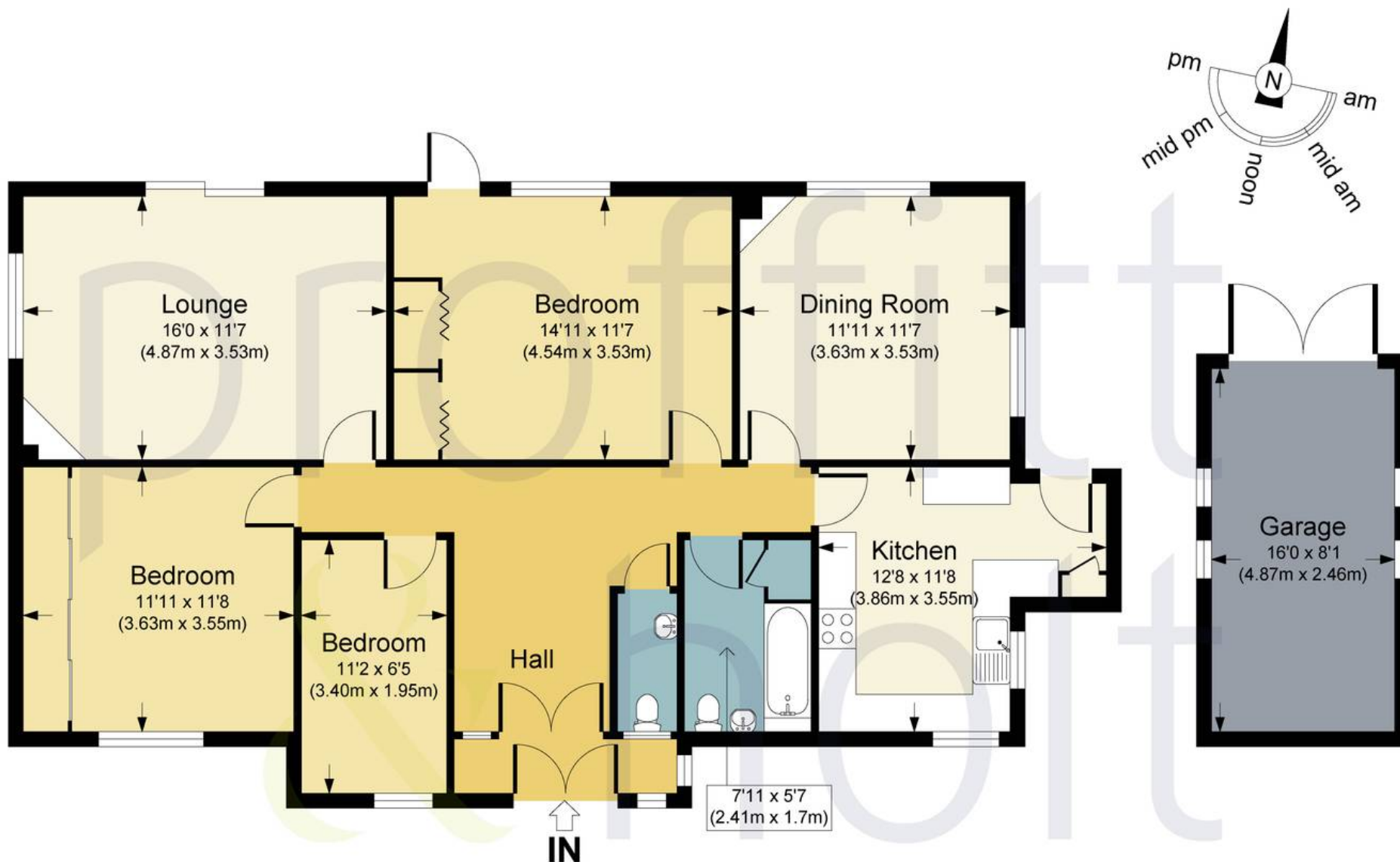
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







Ground Floor

HARTHALL LANE WD4

APPROX. GROSS INTERNAL FLOOR AREA 1218.25 SQ FT / 113.18 SQ M. INC. GARAGE

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Proffitt & Holt

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