



Bell Lane, Bedmond

Guide Price **£875,000**

proffitt
& holt





Bell Lane

Bedmond, Abbots Langley



We are delighted to introduce this impressive five-bedroom semi-detached bungalow sitting on a lot of approximately 1 acre in total and offering generous and versatile accommodation, with the added benefit of being offered to the market with no upper chain.

The house is immaculately presented throughout (boasting underfloor heating) and thoughtfully arranged to suit a range of modern family lifestyles. The spacious open plan kitchen, dining, and living area forms the heart of the home, flooded with natural light and providing a wonderful space for both relaxing and entertaining. The accommodation itself is flexible, with four well-proportioned bedrooms and an additional room that could be used as a fifth bedroom or a home office, depending on your needs. There are four contemporary bathrooms, ensuring comfort and convenience for all residents and guests. The property boasts excellent potential for further extension or modification (subject to planning permission), making it a superb opportunity for those looking to create their dream home. Generous room sizes throughout create a sense of space and comfort, while the overall layout is both practical and inviting.

Stepping outside, you will find a substantial rear garden that offers a peaceful and private retreat, ideal for family gatherings, summer barbeques, or simply enjoying the outdoors. The garden is mainly laid to lawn, providing ample space for children to play or for keen gardeners to make their mark. The property also benefits from a gated driveway, offering secure off-street parking for several vehicles, which is a real advantage in this sought-after location. The front garden is attractively landscaped, enhancing the property's kerb appeal and providing a welcoming approach. With its combination of generous outdoor space and practical features, this bungalow is perfectly suited for family living or those seeking a comfortable and spacious home in a desirable area.

Viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



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Bedmond, Abbots Langley

Abbots Langley has a number of local shops catering for most daily 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 approximately three miles.

For the commuter, both Kings Langley mainline station and Watford Junction station provide services to London, Euston and Junction 20 of the M25 is a distance of approximately two miles.

- Four/Five Bedrooms
- Four Bathrooms
- NO UPPER CHAIN
- Generous Room Sizes
- Excellent Potential (stpp)
- Generous Rear Garden
- Gated Driveway Parking
- Spacious Open Plan Kitchen/Dining/Living Area
- Underfloor Heating





General Information

EPC – Energy Efficiency Rating: C

EPC – Environmental Impact Rating: C

Council Tax Band: F

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject 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.



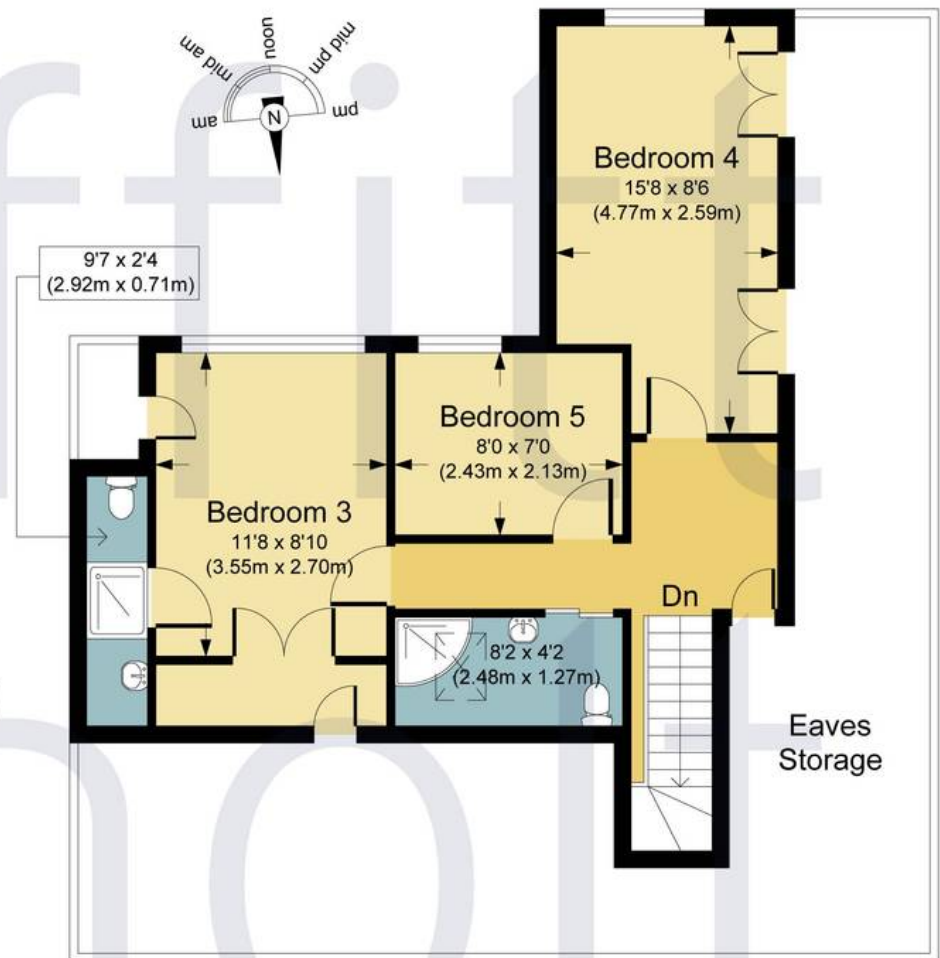








Ground Floor



First Floor

SPRINGFIELDS BELL LANE, WD5

APPROX. GROSS INTERNAL FLOOR AREA 1598.11 SQ FT / 148.47 SQ M.

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