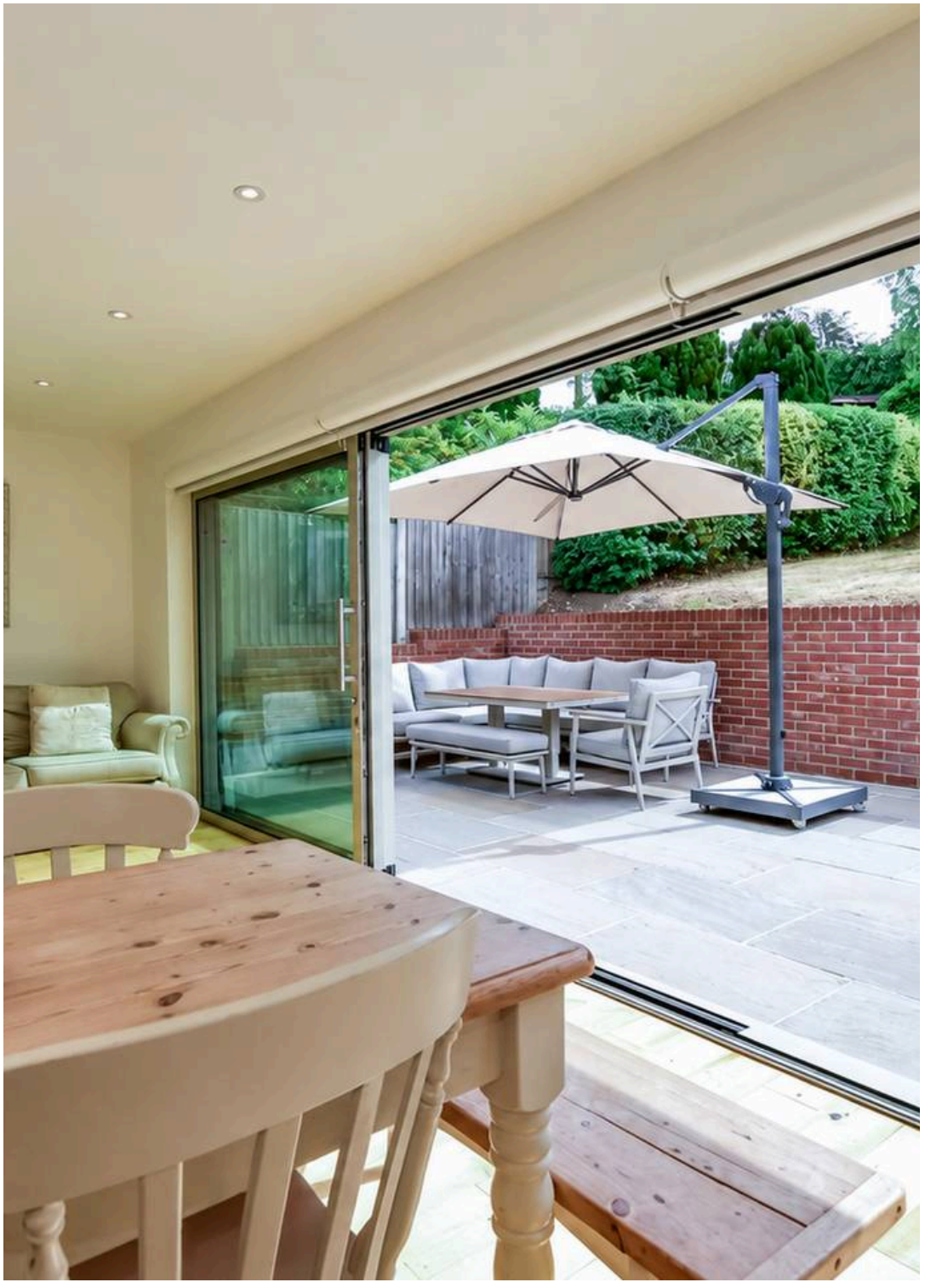


Harthall Lane, Kings Langley

In Excess of £600,000

proffitt & holt



Harthall Lane

Kings Langley

A modern and well-presented three bedroom bungalow, which has been extended to the rear to create an impressive open plan kitchen/dining/living room. The property also benefits from a large driveway, good-sized rear garden and convenient side access.

The accommodation comprises an entrance hall leading to three good-sized bedrooms, a modern family shower room with utility area, separate WC and a contemporary kitchen fitted with a range of integrated appliances.

To the rear, the extended open plan kitchen/dining/living room provides a spacious and sociable heart to the home, with sliding doors opening directly onto the patio and rear garden. The garden is a particularly good size, with a paved patio area and lawn beyond, together with side access.

To the front is a large driveway providing ample off-road parking.

Marketed by Proffitt & Holt – trusted for over 85 years.







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 Bedroom Bungalow
- Extended to Rear
- Open Plan Kitchen/Dining/Living room
- Sliding Doors to Garden
- Modern Kitchen
- Family Shower Room/Utility
- Separate WC
- Large Driveway
- Large Rear Garden with Side Access



General Information

EPC - Energy Efficiency Rating: D

EPC – Environmental Impact Rating: D

Council Tax Band: E

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.



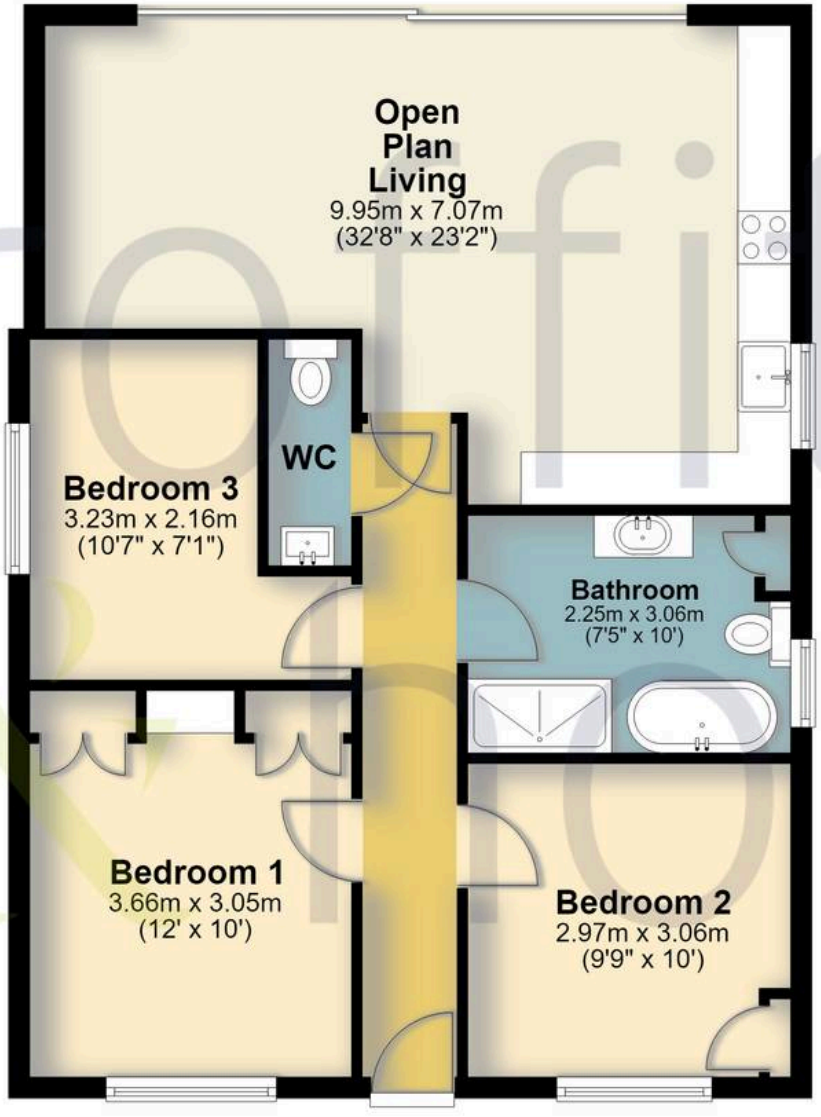






Ground Floor

Approx. 71.4 sq. metres (768.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.4 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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Plan produced using PlanUp.



Proffitt & Holt

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