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ESTATES

Square Two Harthall Lane

Hemel Hempstead, HP3 8SE

Guide Price £1,100,000

Situated on the highly sought-after Harthall Lane in the popular Pimlico area near Abbots Langley, 'Square Two' is an attractive much loved family home offering approximately 2,700 sq ft of versatile accommodation and exceptional future potential. Set along a peaceful, tree-lined driveway, the property enjoys a tranquil and elegant setting within approximately 0.6 acres of grounds.

The main house provides four well-proportioned double bedrooms, three generous reception rooms, and two bathrooms, creating flexible and well-balanced accommodation ideally suited to family living. While comfortable as it stands, the property presents an exciting opportunity for purchasers to modernise and personalise to their own tastes.

A particular highlight is the attached self-contained cottage, ideal for multigenerational living, independent accommodation for a relative, or potential rental income. This versatile space offers privacy while remaining conveniently connected to the main residence and, in our professional opinion, could be easily incorporated into the main house if desired.

Further enhancing the accommodation is a very large garden room, flooded with natural light and enjoying open views across the surrounding fields. This adaptable space is well suited for a home office, playroom, or additional living accommodation, depending on individual requirements.

Externally, the substantial garden offers outstanding scope for landscaping and outdoor enjoyment, including potential

- Prime Location On The Peaceful, Tree-Lined Harthall Lane in Pimlico, near Abbots Langley
- A Truly 'One Off' Set Back Plot of Approx 0.6 Acres With 2700 Sq Ft Of Accommodation
- Main House Features Four Double Bedrooms, Three Reception Rooms And Two Bathrooms
- Self Contained Cottage For Multigenerational Living, Rental Income
- Potential To Develop Subject To Planning
- Double Garage & Workshop
- **Chain Free**
- Extensive Garden With Potential For Landscaping And Outdoor Enjoyment.
- Lovely Garden Room With Adundant Natural Light And Open Views
- Much Loved Family Home Ready For New Owners

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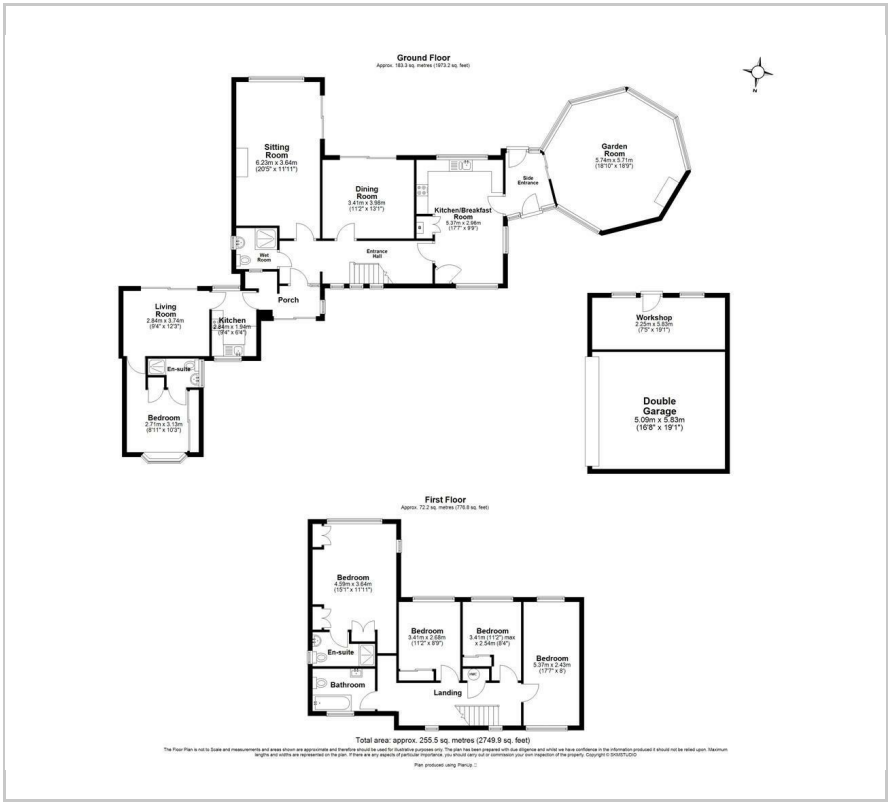
Viewing

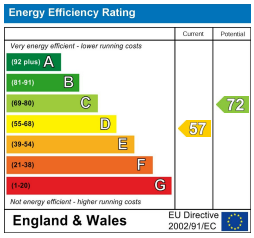
Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

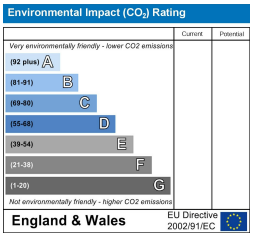
Floor Plan



Area Map

Energy Efficiency Graph





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