



Croft Lane, Chipperfield

In Excess of £500,000

proffitt  
& holt





## Croft Lane

Chipperfield, Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom semi detached family home, located in the highly sought after village of Chipperfield and offered to the market with NO UPPER CHAIN. The property boasts a wealth of potential to improve/extend (stpp) and is situated in a quiet residential road in the heart of the village, with excellent transport links, local amenities, and highly regarded local schooling all within close proximity.

**Ground Floor** - The entrance hall of this property sets the tone for the rest of the house being spacious and flooded with natural light. Stairs rise to the first floor with a useful storage cupboard under. Doors open to both reception rooms and the kitchen as well as a further storage cupboard. The kitchen is situated at the front of the property and is in need of modernisation. The main reception room is a well-proportioned room with large windows flooding the room with natural light and with a door opening to the rear garden. The second reception room is also flooded with natural light from the large window overlooking the front aspect.

**First Floor** - The large landing provides access to all first floor accommodation. All three bedrooms are doubles with the smallest benefiting from built-in storage. The bathroom is fitted with a bath and wash hand basin, whilst the WC is situated separately.

**Outside** - The front of the property is laid mostly to driveway providing plentiful parking. A concrete path leads to the front door and continues to provide side access to the rear garden. The rear garden is fully enclosed by fencing and is laid mostly to lawn with a concrete patio area directly to the rear of the property. There is also a timber shed.





## Croft Lane

Chipperfield, Kings Langley

Chipperfield is one of the most sought-after villages in south west Hertfordshire, with over 100 acres of woodland and a reputable JMI school, which is highlighted for its excellent results. There are many active sports and social groups, four popular pubs and a busy café/bistro. For a more comprehensive range of shopping facilities, the larger towns of Watford and Hemel Hempstead are within seven and six miles drive respectively. For the commuter, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three Bedrooms
- Semi Detached
- Sought After Location
- Driveway Parking
- NO UPPER CHAIN
- Excellent Potential (STPP)





## 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.

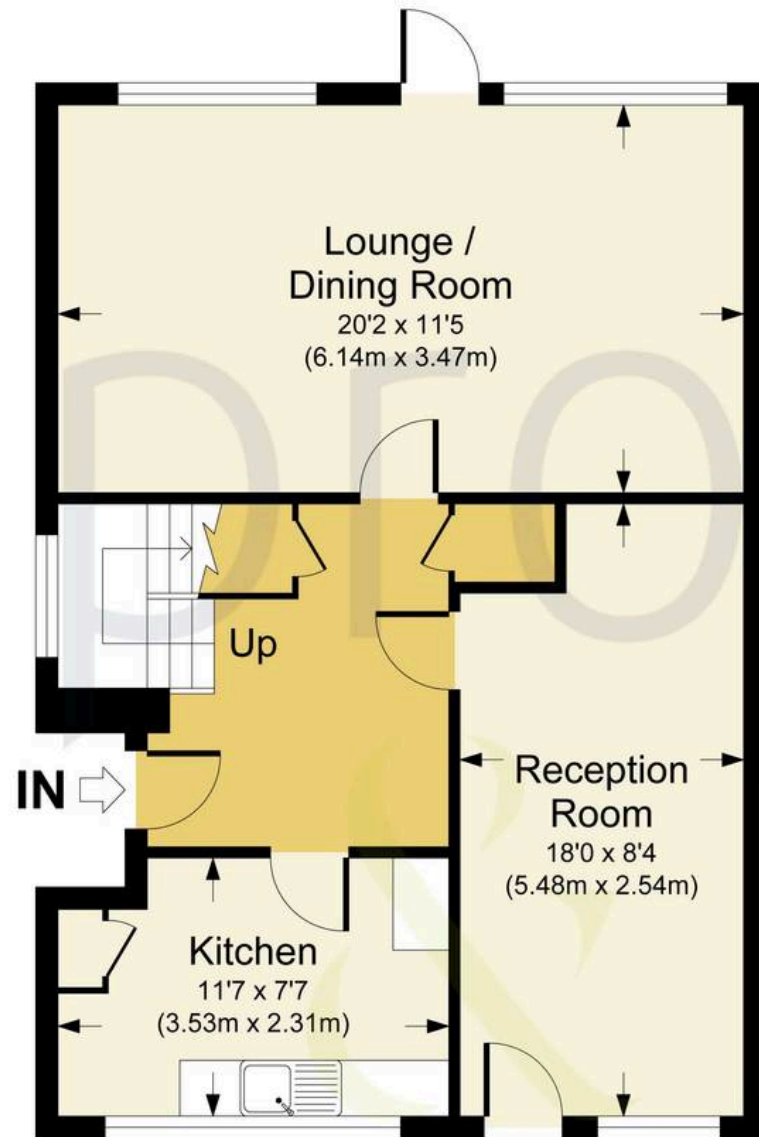
### Fixtures and Fittings

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

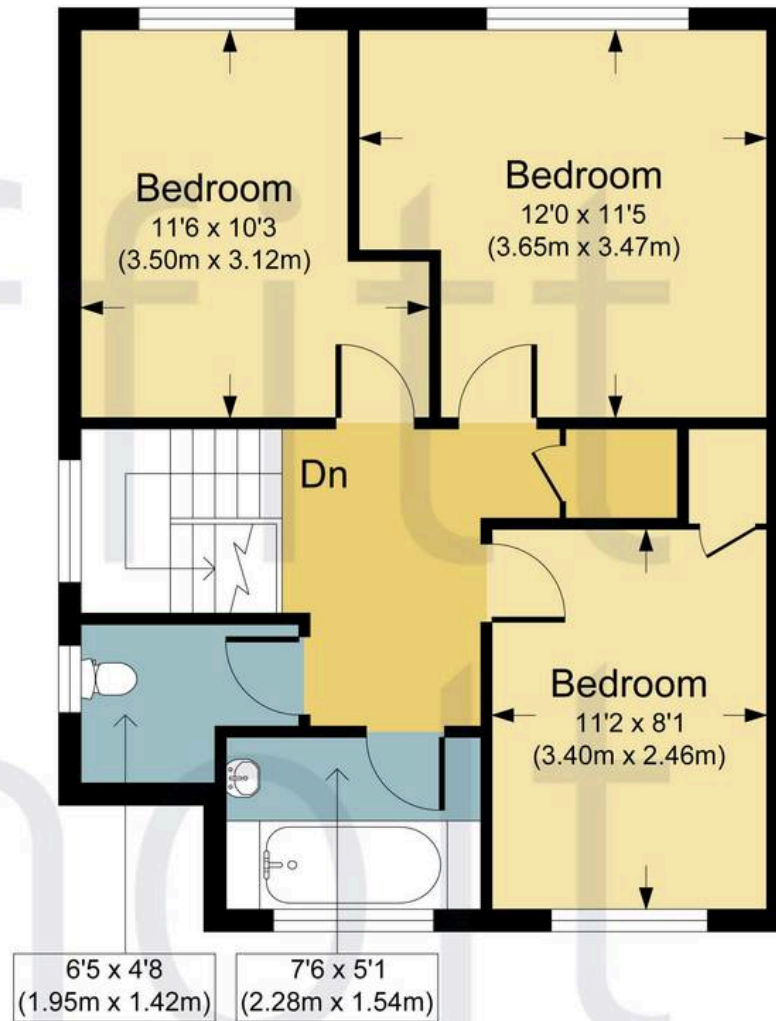
For broadband and mobile speeds see;  
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>







Ground Floor



First Floor

BEEHCROFT, CROFT LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1085.32 SQ FT / 100.83 SQ M.

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# Proffitt & Holt

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