

Chipperfield Road, Kings Langley

Guide Price **£1,150,000**



Chipperfield Road

Kings Langley

Proffitt and Holt are delighted to introduce this substantial 5 bedroom detached house located in a prime spot just a short walk from Kings Langley Common and High Street.

Internally, the accommodation is thoughtfully laid out with a comfortable living room with dual aspect windows and a lovely conservatory that overlooks the garden. The kitchen/dining room is well configured, with the kitchen itself being fitted in a classic shaker design, with a number of integrated appliances and a traditional Butler sink. Additionally, there is a ground floor family room/bedroom complete with an en-suite, as well as a separate utility room and workshop. To the first floor, the master bedroom is a spacious room with fitted wardrobes and its own en-suite. A number of bedrooms also boast fitted wardrobes, whilst the family bathroom has been tastefully refitted and houses a separate bath and walk-in shower.

Externally, the property excels. The beautifully maintained garden, measuring approximately 150ft in length, offers wonderful privacy and is made up of established borders and trees, plenty of lawned space and a number of well thought out seating areas, making this the perfect space for children to play, or to relax and entertain. Side access takes you to the front of the house where there is a spacious driveway and double garage, which both offer ample parking and storage.

Vendors comments about the garden: 'Including a summerhouse , she shed, store shed , greenhouse and log store at the bottom of garden, a mini orchard of 5 apple trees, a pear tree and a plum tree. During Spring/Summer a profusion of Rhododendron, Azaleas, Magnolias and Camellias.'







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Kings Langley village centre has a number of shops catering for many day-to-day 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 five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is approximately a distance of one mile.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 4/5 Bedroom Detached House
- Spacious Driveway and Double Garage
- Short Walk to Kings Langley Common and High Street
- Spacious and Thoughtfully Laid Out Accommodation
- Beautiful Garden Measuring Approximately 150ft
- Master Bedroom with En-Suite
- Additional Utility Room and Workshop
- Ground Floor Family Room/Bedroom with En-Suite
- Excellent commute to London Euston and the M25



For broadband and mobile speeds see:

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

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.













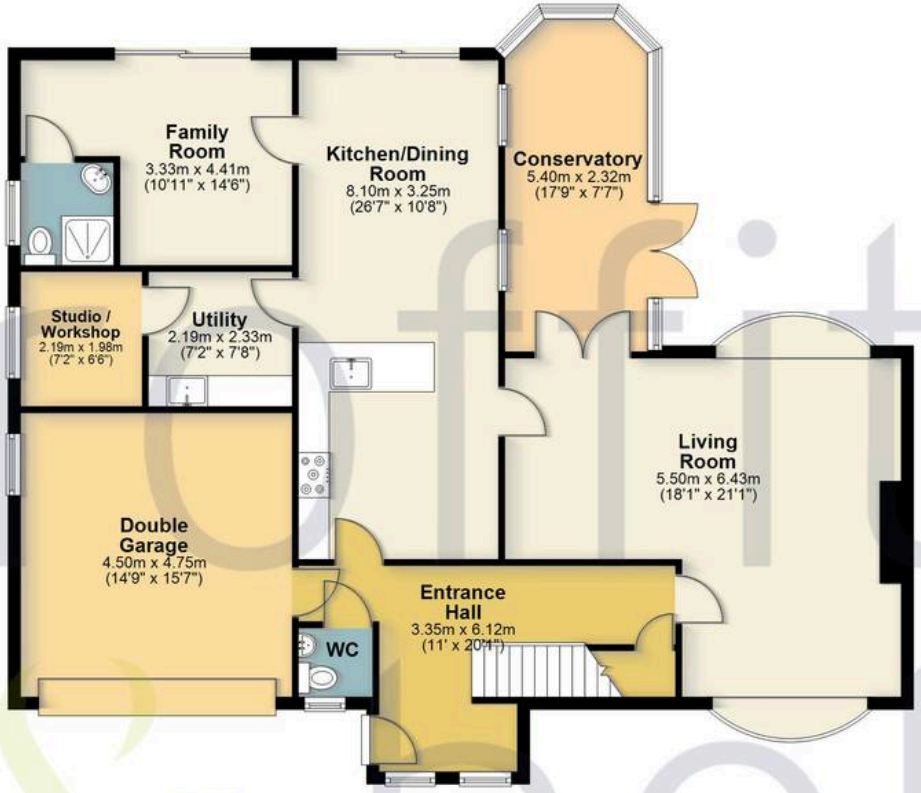






Ground Floor

Approx. 133.5 sq. metres (1436.8 sq. feet)



First Floor

Approx. 81.2 sq. metres (873.8 sq. feet)



Total area: approx. 214.7 sq. metres (2310.6 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 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.



Proffitt & Holt

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