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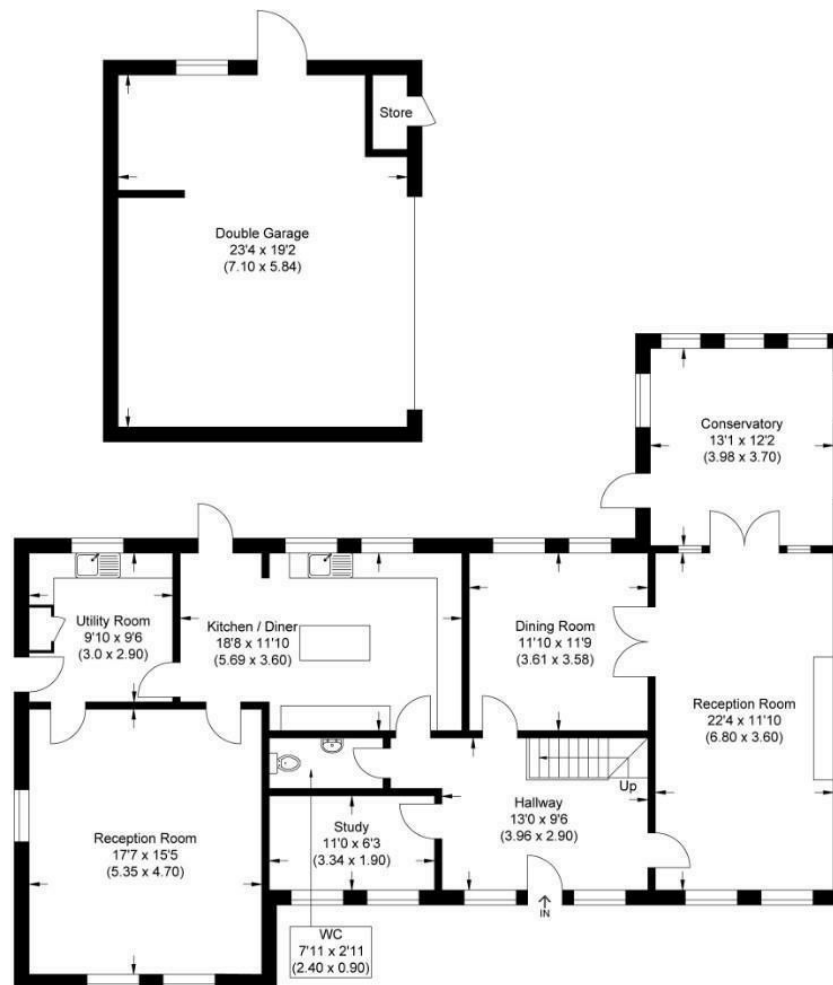
1 Royal Oak Close, Chipping, Herts, SG9 0PF

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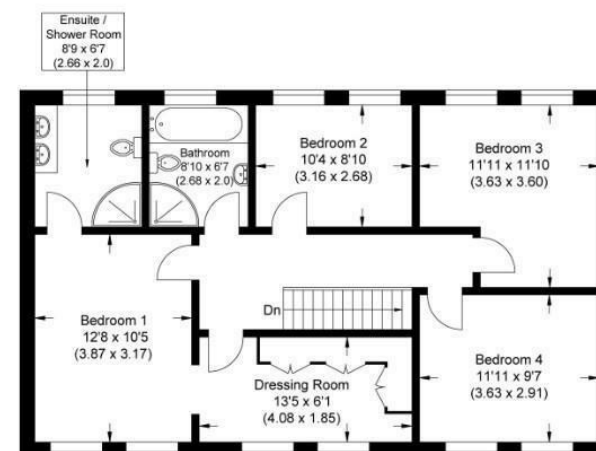
Offers In The Region Of £940,000

Set within the exclusive cul-de-sac of Royal Oak Close, Chipping, this impressive Georgian-style detached house offers a perfect blend of elegance and comfort. The property boasts a substantial layout, featuring four well-proportioned bedrooms, including a master suite complete with a dressing room and an ensuite shower room, ensuring a private retreat for relaxation. The home is designed for both entertaining and family living, with three inviting reception rooms plus a conservatory which provide ample space for gatherings. The generous double garage and a driveway accommodating up to four vehicles add to the convenience of this delightful residence.

- Georgian style substantial four bedroom detached house.
- Double garage and a driveway for up to four vehicles.
- Study with high-speed Fibre broadband.
- Separate utility room.
- Secluded corner plot.
- Exclusive private road with only four similar properties.
- Three reception rooms plus a conservatory.
- Large kitchen / breakfast room.
- Master bedroom with dressing room and en-suite.
- Easy access to A10. Stansted and Luton airports, etc.



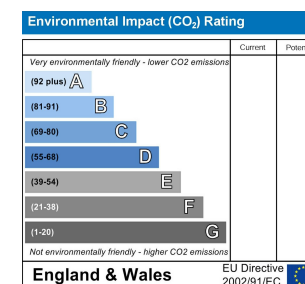
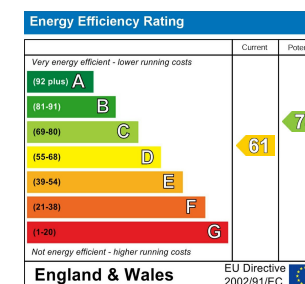
Ground Floor



First Floor

Approximate Gross Internal Area
211.29 sq m / 2274.30 sq ft
(Excludes Garage)
Garage Area : 41.46 sq m / 446.27 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Entrance

Canopy porch. Security lamp. Timber front door with glazed side panels.

Entrance Hall

Large inviting hallway. Radiator. Turning stairs to first floor. Doors to:

Cloakroom

Built in storage cupboards. Low level flush w/c with hidden cistern. Floating wash hand basin. Water softener. Extractor fan.

Sitting Room

Two windows to front aspect. French doors leading to conservatory. Feature 'working' fireplace with stone surround. Double doors to dining room. Two radiators.

Conservatory

Fully double glazed. Tiled floor. Two electric heaters. Door to garden.

Dining Room

Two windows to garden aspect. Feature reflective wall with double doors which enter the sitting room. Radiator.

Study

Fitted with bespoke cabinetry and an integrated desk. Two windows to front aspect. Radiator. Full Fibre Broadband (FTTP). VOIP.

Kitchen / Breakfast Room

Fitted with a range of wall and base level units, finished with solid timber cupboard and drawer fronts with a complementary granite countertop over. Matching Island unit. One and a half bowl stainless steel sink and drainer with food waste disposal unit. Pull out larder cupboard. Integrated appliances including oven, ceramic four ring electric hob with extractor fan over, dishwasher and microwave. Freestanding American style fridge freezer. Inset ceiling lights. Two windows and glazed door to the garden aspect. Tiled floor. Tall radiator. Doors to:

Utility Room

Houses oil boiler. Wall and base level units with complementary countertops. Tiled splash backs. Stainless steel sink and drainer. Large 'Housekeepers' cupboard. Airing cupboard housing the hot water cylinder. Tiled floor. Inset

ceiling lights. Window to garden aspect. Partially glazed door to side garden. Door to:

Family Room

Dual aspect with two windows to the front aspect and a window to the side. Radiator. Wall lights. Inset ceiling lights. Doors to utility and kitchen / breakfast room.

First Floor

Galleried Landing

Access to bedrooms and family bathroom. Access to partially boarded loft.

Bedroom One

Two windows to front aspect. Radiator. Opens through to dressing room, door to en-suite.

Dressing Room

Fitted with bespoke wardrobes. Two windows to front aspect. Radiator.

En-Suite Shower Room

Large walk-in shower cubicle. Low level w/c with hidden cistern. Dual vanity unit with storage and double wash hand basins. Ladder style radiator. Wall mirrors. Inset ceiling lights. Amtico flooring. Obscure window to garden aspect.

Bedroom Two

Large wardrobe. Two windows to garden aspect. Radiator.

Bedroom Three

Large mirrored wardrobe. Two windows to garden aspect. Radiator.

Bedroom Four

Two windows to front aspect. Radiator.

Bathroom

Four piece family bathroom comprising of a corner shower cubicle, bath with shower attachments, low level flush w/c and wash hand basin with vanity cupboard beneath. Chrome ladder style radiator. Mirrored medicine cabinet. Obscure window to garden aspect.

Outside

Front

Front Garden

Landscaped with mature shrubs and lawn.

Driveway

Blocked paved driveway with parking for up to four vehicles. Security light.

Double Garage

Garage and integrated workshop/storage areas. Electric up and over door. Eaves storage. Privacy door to side garden.

Garden

Landscaped with mature shrubs and patio areas. Summer cabin. Outside tap. Security lamp to side. Gated side access. Privacy door to garage and external bin store. Greenhouse and oil tank to side of property.

Agents Note

- *Loft: Partially boarded with ladder and light.
- *Water softener (located in the cloakroom)
- *Oil heating. Tank holds 2500ltrs
- *Dressing room originally bedroom five with door to the landing.

Energy Efficiency Rating

	Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(92 plus) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	<div>61</div>	<div>74</div>

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. The seller does not warrant that the particulars are correct. The seller has not had any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

EU Directive 2002/91/EC

England & Wales







