



**Connells**

Croft Close  
Chipperfield Kings Langley





### Property Description

OFFERED WITH NO UPPER CHAIN. Three bedroom family home in a sought-after Chipperfield location. Many benefits include DRIVEWAY parking for 4 vehicles, GARAGE, modern fitted kitchen, downstairs cloakroom, family bathroom, spacious lounge/diner and great sized rear garden. Close to the Village centre, local amenities, pubs and schools. The ideal family home, call now to arrange a viewing!

### Entrance Porch

Double glazed door to front and double glazed window.

### Entrance Hall

Double glazed door and radiator.

### Cloakroom

Fitted with low level WC, wash hand basin, radiator and double glazed window.

### Lounge

23' 6" x 13' 6" ( 7.16m x 4.11m )

Double glazed window, TV point, two radiators and double glazed patio doors to rear.

### Kitchen

12' x 8' 4" ( 3.66m x 2.54m )

Fitted with wall and base units with work surfaces to compliment, sink/drainer with splashbacks, integrated electric oven and gas hob, plumbing for washing machine, built in cupboard, radiator and double glazed window.

## Landing

Starts from entrance hall, airing cupboard and access to loft.

## Bedroom 1

11' 6" x 10' 7" ( 3.51m x 3.23m )

Double glazed window, fitted wardrobes and radiator.

## Bedroom 2

11' 8" x 10' 8" ( 3.56m x 3.25m )

Double glazed window, fitted wardrobes and radiator.

## Bedroom 3

8' 9" x 7' 7" ( 2.67m x 2.31m )

Double glazed window and radiator.

## Bathroom

Fitted with bath, shower cubicle, wash ad basin, heated towel rail, low level WC, full tiling and double glazed window.

## Front Garden

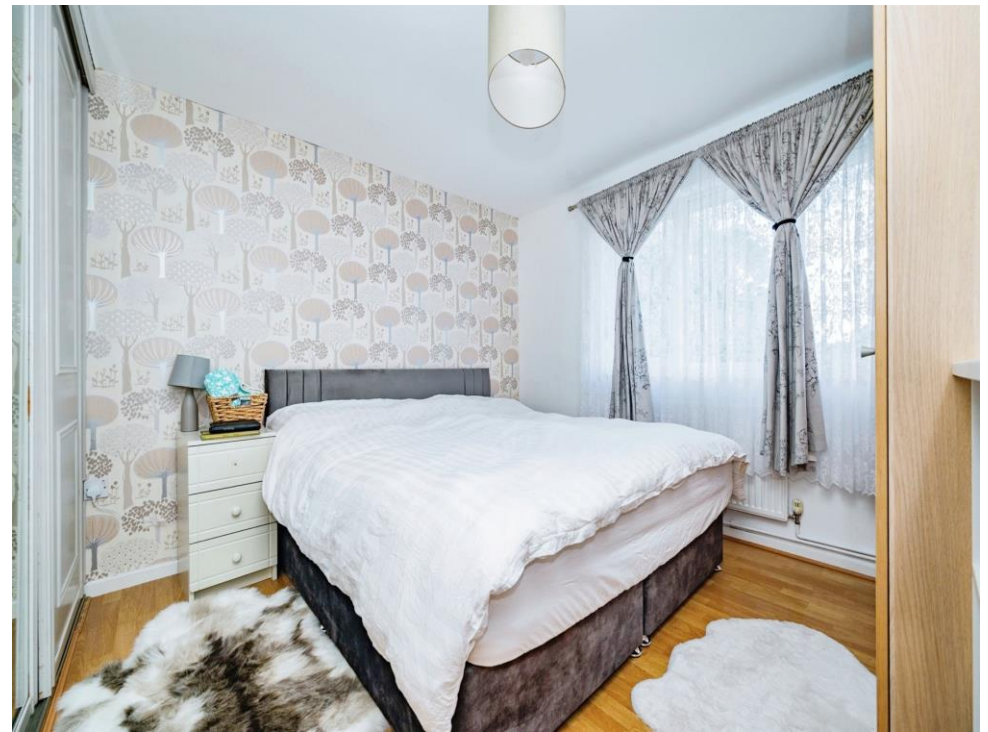
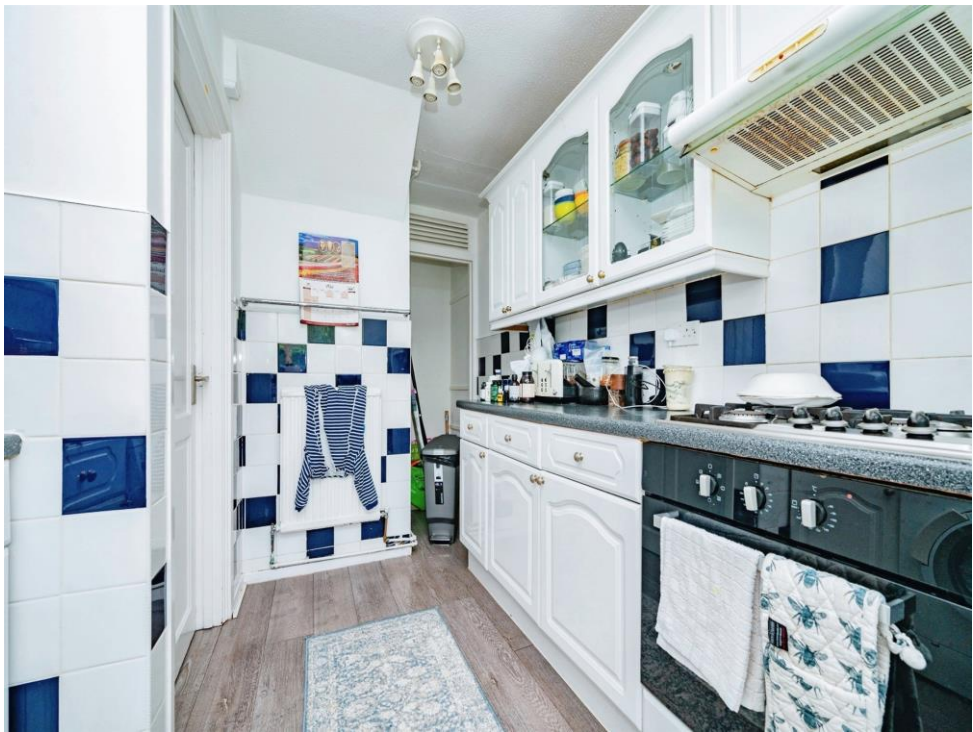
Driveway parking for three vehicles.

## Rear Garden

Patio area leading to lawned area and outside store with power.



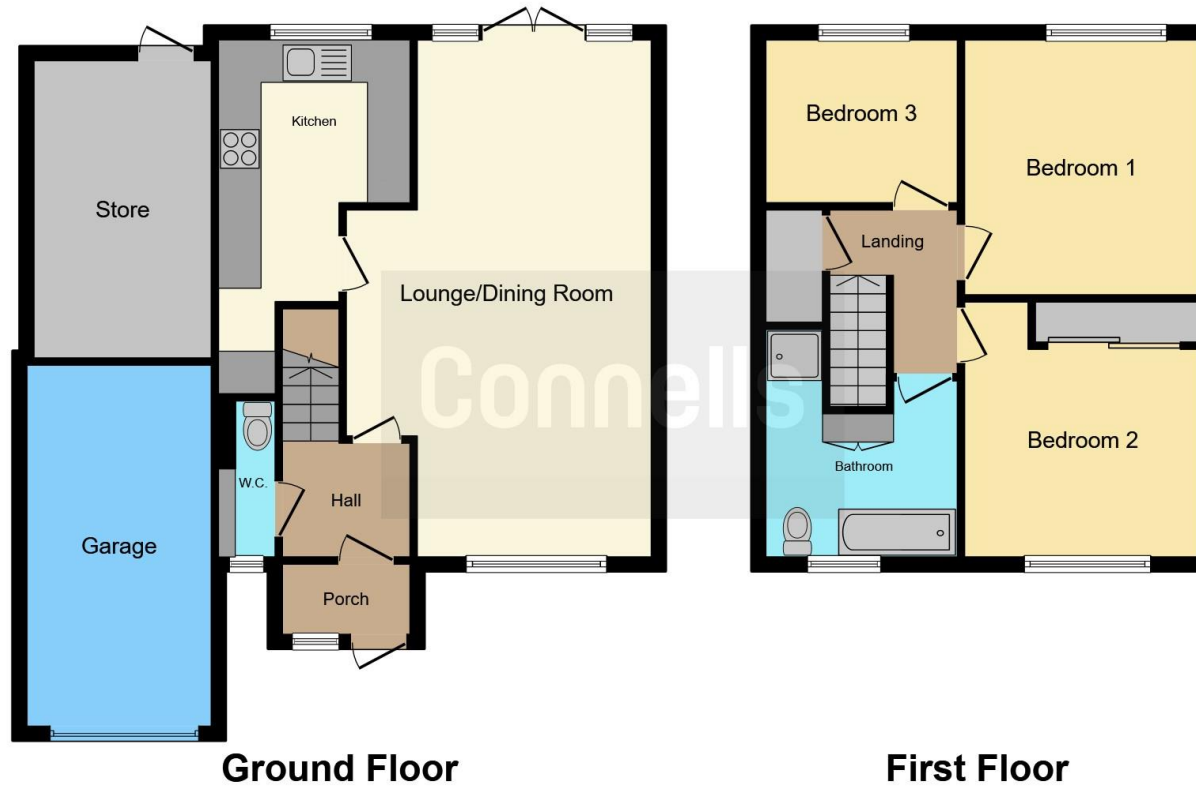












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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