



**Connells**

Croft End Road  
Chipperfield KINGS LANGLEY



## Property Description

Four bedroom EXTENDED end of terrace family home in the highly sought-after Village of Chipperfield, Herts. STUNNING KITCHEN/DINER with integrated appliances, formal dining room, comfortable lounge, good sized bedrooms, fantastic family bathroom and rear garden with STUDIO/GARDEN OFFICE and storage shed. Walking distance to the Village centre, local shops and popular schools. The ideal family home, call now to arrange a viewing!

## Entrance Porch

Double glazed door to front, two double glazed windows and two storage cupboards.

## Entrance Hall

Single glazed door to front and storage cupboard.

## Cloakroom

Fitted with low level WC and wash hand basin.

## Bedroom 4

7' 9" extending to 12' " x 9' 2" max ( 2.36m extending to 3.66m x 2.79m max )

Double glazed window, built in wardrobe, TV point, radiator and understairs cupboard.

## Lounge

12' 1" x 11' 8" ( 3.68m x 3.56m )

Open to kitchen/diner with TV point, radiator and wood flooring.

## Dining Room

15' 4" x 9' 2" ( 4.67m x 2.79m )

Opens to kitchen/diner with radiator, wood flooring and door to bedroom 4.

## Kitchen/ Diner

19' 9" x 9' 9" ( 6.02m x 2.97m )

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, integrated oven and gas hob with cookerhood, integrated dishwasher Island, tiled flooring, double glazed window and two double glazed velux windows to roof and double glazed patio doors.

## Double Landing

Stairs from entrance hall, access to loft, cupboard housing boiler and double glazed window.

## Bedroom 1

11' 9" x 10' 5" ( 3.58m x 3.17m )

Double glazed window, TV point, radiator and wood laminate flooring.

## Bedroom 2

10' 9" x 8' ( 3.28m x 2.44m )

Double glazed window, TV point and radiator.

## Bedroom 3

10' 5" x 9' 7" ( 3.17m x 2.92m )

Double glazed window, TV point and radiator.

## Bathroom

Fitted with stand alone bath with mixer taps, walkin shower cubicle, wash hand basin, heated towel rail, part tiling and double glazed window.

## Front Garden

Pathway to front door and gravel area.

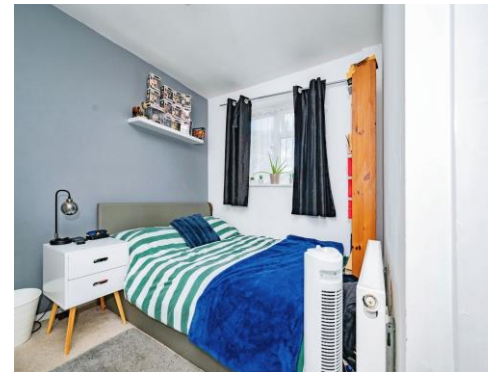
## Rear Garden

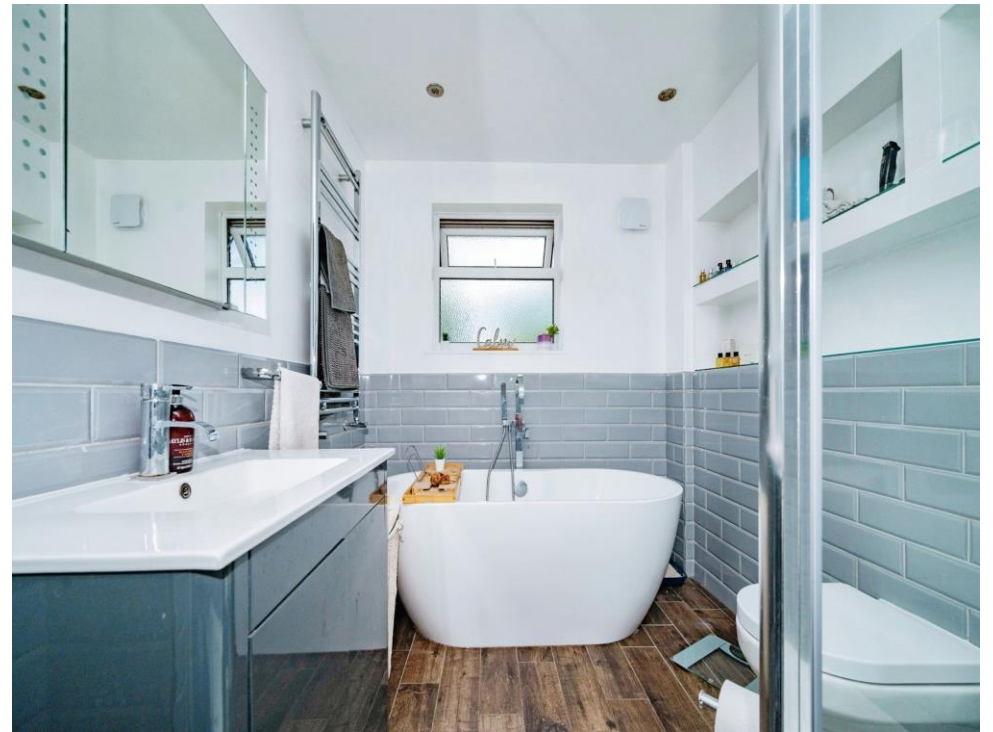
Decking area leading to astro turf and rear access.

## Garden / Office

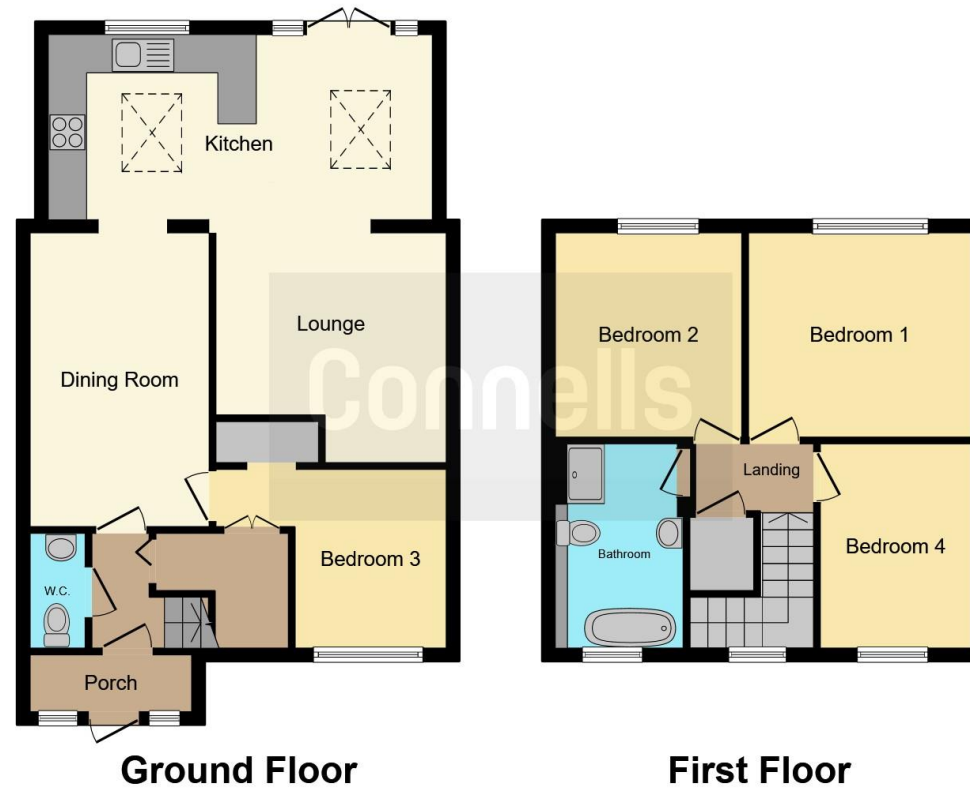
13' x 7' 4" ( 3.96m x 2.24m )

Insulated with power, wall mounted electric heater, TV point and storage shed.









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)

To view this property please contact Connells on

**T 01442 216 633**  
**E [hemelhempstead@connells.co.uk](mailto:hemelhempstead@connells.co.uk)**

45 Marlowes  
 HEMEL HEMPSTEAD HP1 1LD

**EPC Rating: C**

**view this property online [connells.co.uk/Property/HEM311775](http://connells.co.uk/Property/HEM311775)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HEM311775 - 0004