



Bucks Hill, Kings Langley

In Excess of £950,000

proffitt
& holt





The Ash Bucks Hill

Kings Langley

Proffitt and Holt are delighted to offer to the market this excellent example of a three bedroom detached family home located in one of the most sought after villages in Hertfordshire, Chipperfield.

The property is well proportioned and is well presented throughout and boasts ample parking, picturesque and far reaching views and a generous games room (currently housing a full size table tennis table).

The internal accommodation comprises entrance hall, re fitted kitchen into a dining room, living room, downstairs wc, utility room and beautiful sun room opening out to the rear garden.

The first floor houses a spacious landing, two well-proportioned bedrooms and a family bathroom, whilst the second floor boasts a further double bedroom with en suite.

Externally the property excels with ample parking to the front and side, whilst the rear garden is both private and well-manicured and boasts a large paved patio seating area, a pergola and decked seating area and a spacious games room which is ideal for entertaining and currently houses a full size table tennis table.

For more information or to arrange an internal visit please contact leading local agents Proffitt and Holt.





Bucks Hill

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Bucks Hill
- Large Games Room
- Detached
- Far Reaching Views
- Generous Garden
- Well Presented
- Three Bedrooms





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.

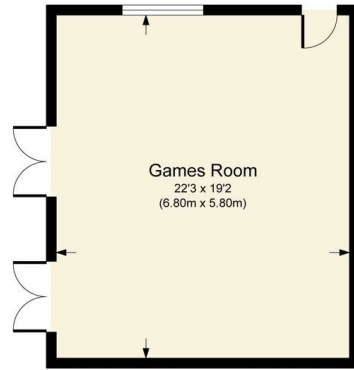
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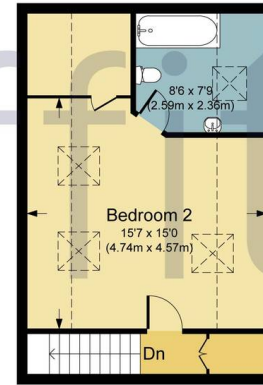




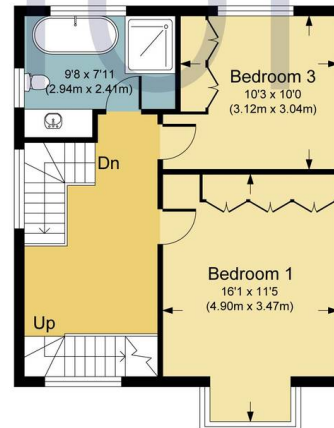
Restricted Head Height



Ground Floor



Second Floor



First Floor

THE ASH, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2171.18 SQ FT / 201.71 SQ M. INC. SHED

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