



Chipperfield Road, Kings Langley

In Excess of £1,250,000

proffitt
& holt





Chipperfield Road

Kings Langley

Proffitt and Holt are delighted to offer to the market this four/five bedroom detached, and fully modernised family home located on the highly sought after West Side of Kings Langley village (on Chipperfield Road) and within close proximity to a host of nearby transport links as well as highly regarded local schooling.

The property has been tastefully modernised throughout and offers a wealth of both versatile and flexible accommodation comprising a generous reception hallway, playroom/additional reception room or study, living room, dining room, open plan kitchen/breakfast room which opens onto a spacious family room with doors opening out to the rear garden, a study, downstairs wc and utility to the ground floor.

To the first floor there are four well-proportioned double bedrooms (one with en suite) and a separate family bathroom.

Externally the property excels with ample parking to the front for several vehicles and a partially converted garage to the front.

To the rear the garden is a real feature of this property and boasts an expansive lawn as well as a generous paved patio seating area ideal for entertaining. To the rear there is a further outbuilding and covered area (currently consisting of a hot tub) and further living accommodation ideal for those wishing to work from home or use as an additional entertaining space, complete with bar, gym area and sauna.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.





Chipperfield Road

Kings Langley

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

- Four/Five Bedrooms
- Detached
- Fully Modernised
- Underfloor Heating
- Beautifully Presented
- Generous Rear Garden
- Outbuilding with Gym and Sauna
- West Side of Kings Langley





General information

Services

Mains electricity, gas, water 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.

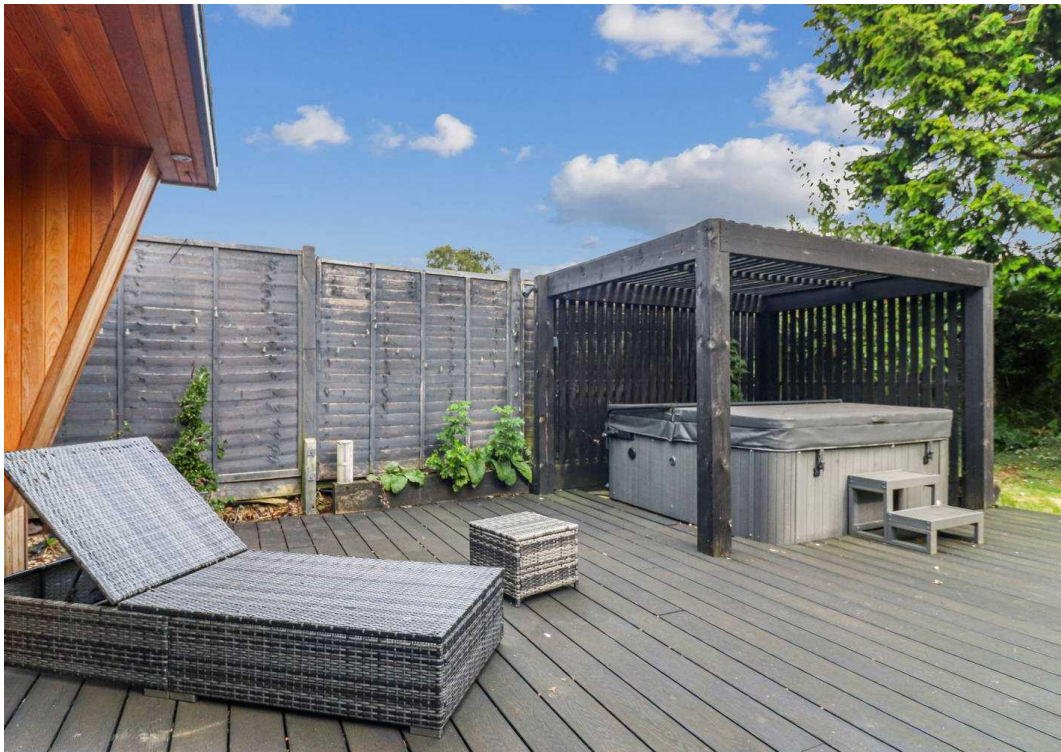
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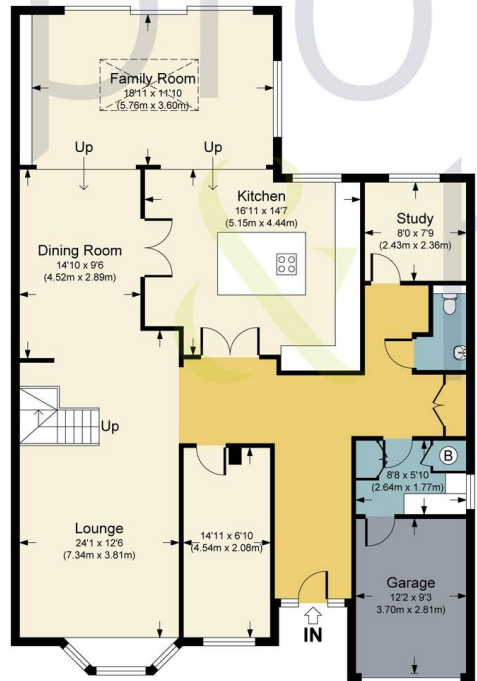




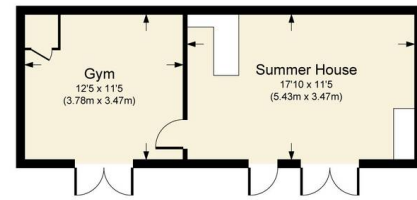
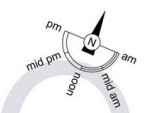




First Floor



Ground Floor



Outbuilding

CHIPPERFIELD ROAD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2783.97 SQ FT / 258.64 SQ M. INC. GARAGE / OUTBUILDING

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