



Dunny Lane, Chipperfield

Guide Price £970,000

proffitt
& holt





Dunny Lane

Chipperfield, Kings Langley

Proffitt and Holt are delighted to offer to the market this three bedroom detached chalet bungalow located in the highly sought after village of Chipperfield, boasting far reaching and stunning views over farmland and open countryside.

Accessed via an electric gated entrance leading onto the driveway, the property has been tastefully modernised throughout by the current vendors and also enjoys paved patio seating areas to both the front and rear.

Internally the accommodation comprises entrance hall, spacious living area with bi folding doors overlooking the front, a well appointed kitchen with French doors also out to the front, a study, a re fitted downstairs shower room and a well appointed double bedroom.

To the first floor there are two well proportioned double bedrooms, a re fitted family bathroom and large storage room.

Externally the property excels with ample driveway parking to the front for multiple vehicles plus there is additional parking to the rear. To the rear of the property the garden is well manicured and boasts a raised lawn area with access to the rear.

To fully appreciate what this rarely available property offers, please contact leading local agent, Proffitt and Holt.





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Chipperfield is one of the most sought after villages in south West Hertfordshire, recently appearing in a Sunday Times article 'The 25 Best Villages in Britain to Live in' with the village's reputable JMI school being highlighted for its excellent results. There are many active sports and social groups within the village, four popular pubs and 'the village club' Blackwells which has busy a café/bar and bistro. For the commuter Kings Langley mainline station provides a service into London (Euston approx 30 mins) and Junction 20 of the M25 is approx 3.5 miles distant.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Detached
- Stunning Views Over Farmland and Open Countryside
- Sought After Location
- Chipperfield
- Beautifully Presented
- Re Fitted Kitchen





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.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>





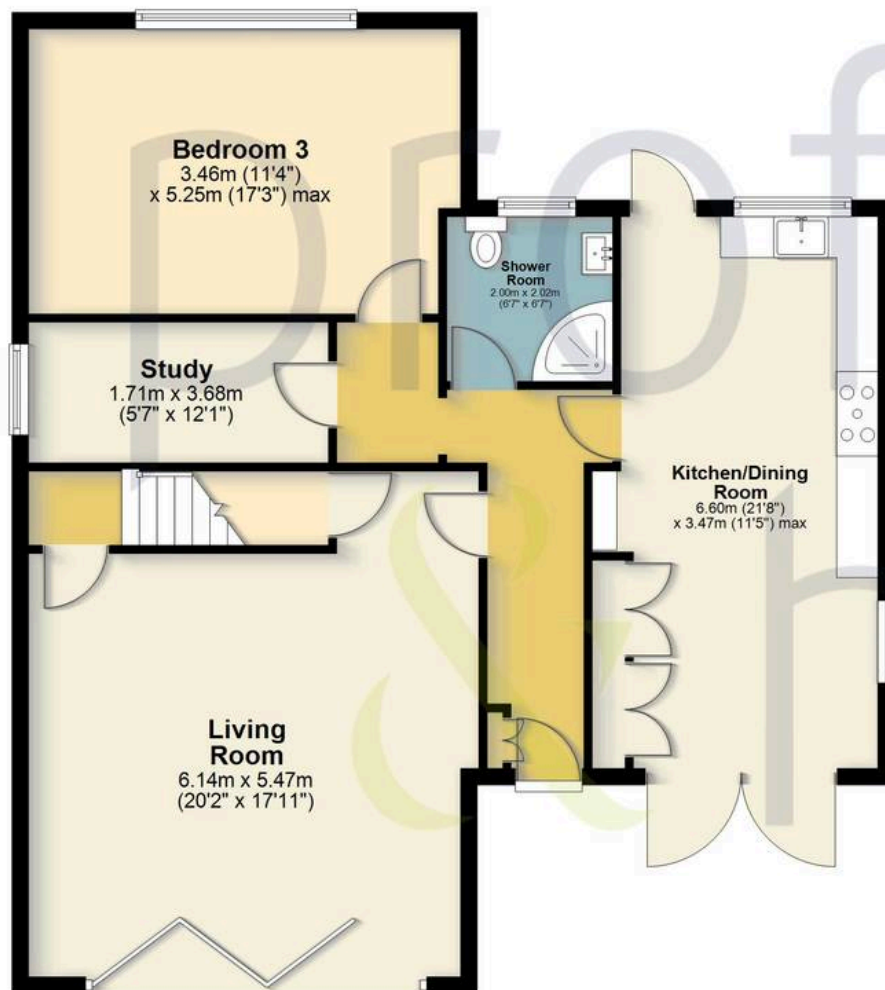






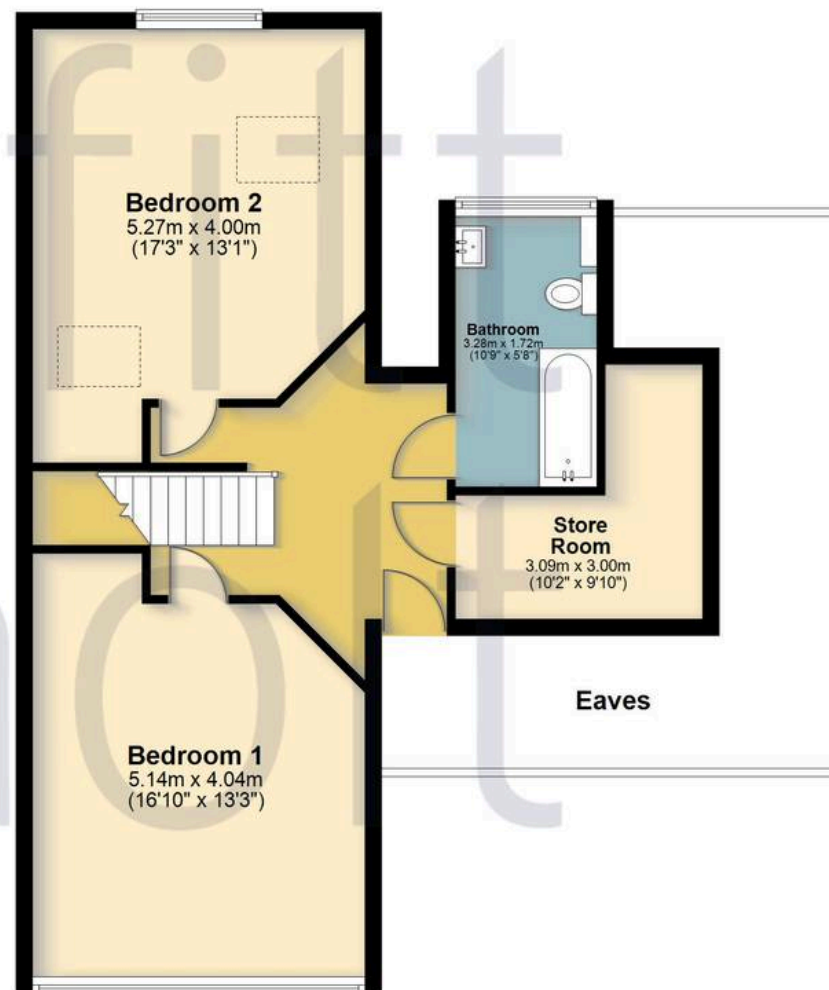
Ground Floor

Approx. 94.2 sq. metres (1014.4 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



Total area: approx. 156.2 sq. metres (1681.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
Plan produced using PlanUp.





Proffitt & Holt

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