



The Common, Chipperfield

Guide Price £1,200,000

proffitt  
& holt







## The Common

Chipperfield, Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available three bedroom detached family home located in the highly sought after village of Chipperfield, within walking distance to the village common - brought to the market with no upper chain and offering a wealth of potential to improve/extend (stpp).

The internal accommodation comprises entrance hall, open plan living/dining room, kitchen/breakfast room, downstairs family bathroom and side entrance porch/lobby to the ground floor. To the first floor there are three well proportioned bedrooms, a family bathroom and a separate wc and shower room.

Externally the property excels with a generous garden which is mainly laid to lawn and easy to maintain (boasting far reaching views over countryside). In addition, there is ample parking available as well as outbuildings offering further potential to develop (stpp).

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





## The Common

### Chipperfield, Kings Langley

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. Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland providing a fabulous amenity for those keen on walking and horse riding. 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 a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively. 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: D

EPC Environmental Impact Rating:

- Detached
- NO UPPER CHAIN
- Sought After Location
- Walking Distance to Chipperfield Con
- Excellent Potential (stpp)







## 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/>











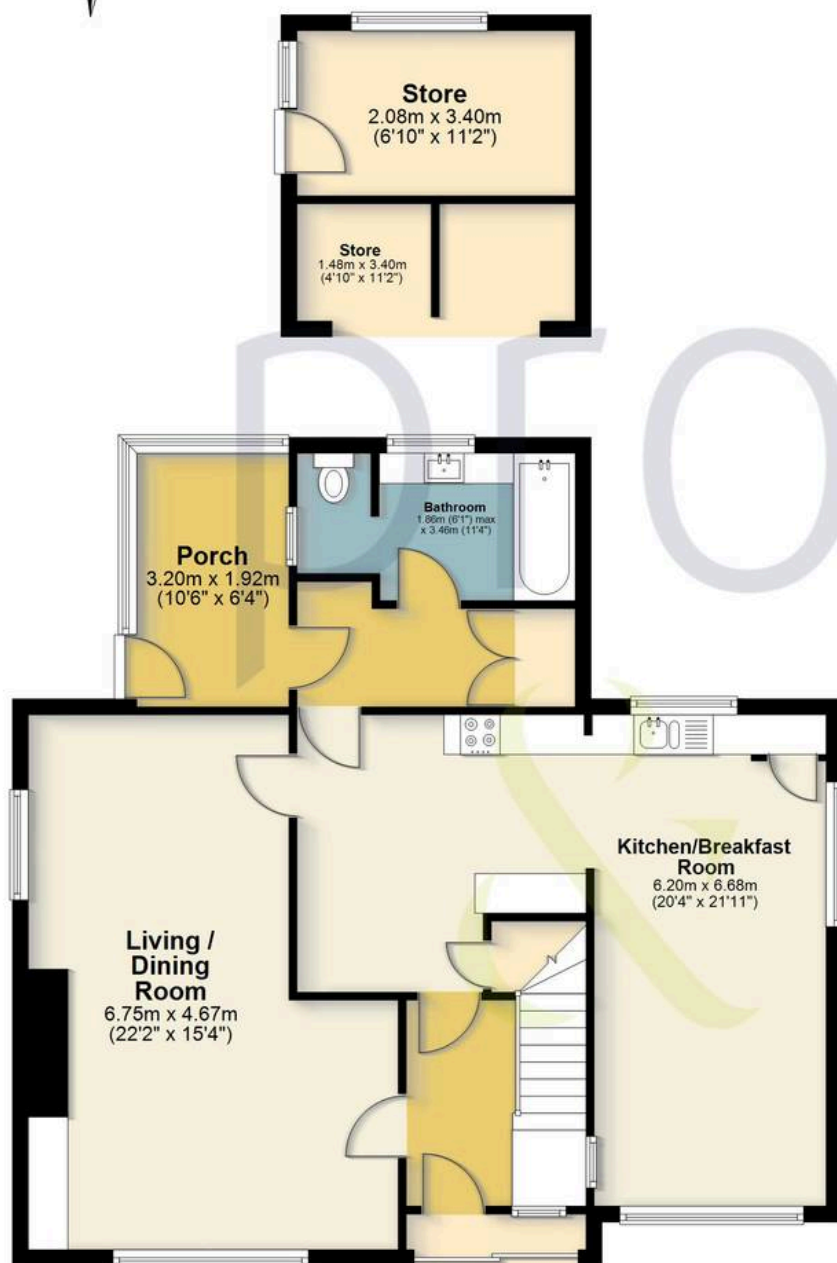






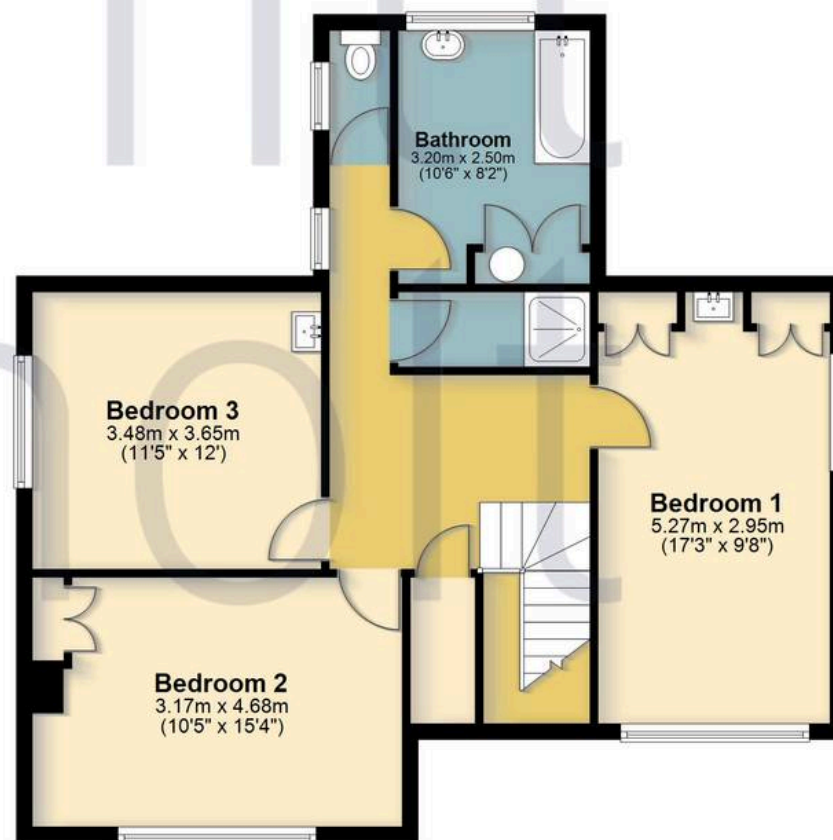
## Ground Floor

Approx. 96.9 sq. metres (1043.5 sq. feet)



## First Floor

Approx. 71.6 sq. metres (770.7 sq. feet)



Total area: approx. 168.5 sq. metres (1814.2 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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