



Croft Lane, Chipperfield

In Excess of £550,000

proffitt  
& holt







## Croft Lane

### Chipperfield

Proffitt and Holt are delighted to offer to the market this two bedroom semi detached period property located in the highly sought after village of Chipperfield and providing easy access to a range of nearby transport links including the M1, M25 and A41.

The internal accommodation comprises living room, dining room, re fitted kitchen and downstairs wc to the ground floor. To the first floor there are two well proportioned double bedrooms and a family bathroom (off bedroom).

Externally, the property boasts a low maintenance garden to the rear with a generous shed, and the property also offers a wealth of further potential to improve/extend (stpp).

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





## Croft Lane

### Chipperfield

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 villages' 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 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: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Two Bedrooms
- Period Property
- Sought After Location
- Well Presented Throughout
- Upstairs Bathroom
- Low Maintenance Garden







## 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;*

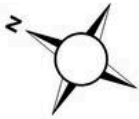
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## Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)



## First Floor

Approx. 32.4 sq. metres (348.7 sq. feet)



Total area: approx. 77.2 sq. metres (831.1 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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