



Merlins, The Street, Chipperfield
£1,000,000

proffitt
& holt





Merlins, The Street

Chipperfield, Kings Langley

Situated in the heart of the ever popular village of Chipperfield, just moments away from local shops, restaurants and Chipperfield Common is this well presented, detached family home, which is being sold without the complications of an onward chain. Boasting spacious and light accommodation throughout, it offers further potential to remodel and extend (STPP).

The ground floor accommodation consists of a welcoming entrance hall, refitted kitchen/breakfast room, guest WC and shower, and a large living/dining room which spans the full width of the rear of the house. Additionally, there is a conservatory that leads on to the garden. To the first floor, there are 4 double bedrooms, all with fitted wardrobes and a refitted bathroom with large walk-in shower.

Externally, the property excels. The South-facing rear garden is particularly private and is made up of a number of separate seating areas, lawned spaces and mature borders. The main patio area is a lovely space to entertain, flowing straight out from the house, and boasts a wooden pergola that is encased with Wisteria. Side access leads to the front of the house, where there is a large front garden with spacious driveway for multiple vehicles and access to the integral garage.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





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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. 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.

- Detached 4-Bedroom Family Home
- In The Heart Of Chipperfield
- South Facing Rear Garden
- No Upper Chain
- Integral Garage And Driveway
- Potential To Extend (STPP)
- Well-Presented Throughout





For broadband and mobile speeds see:

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

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.





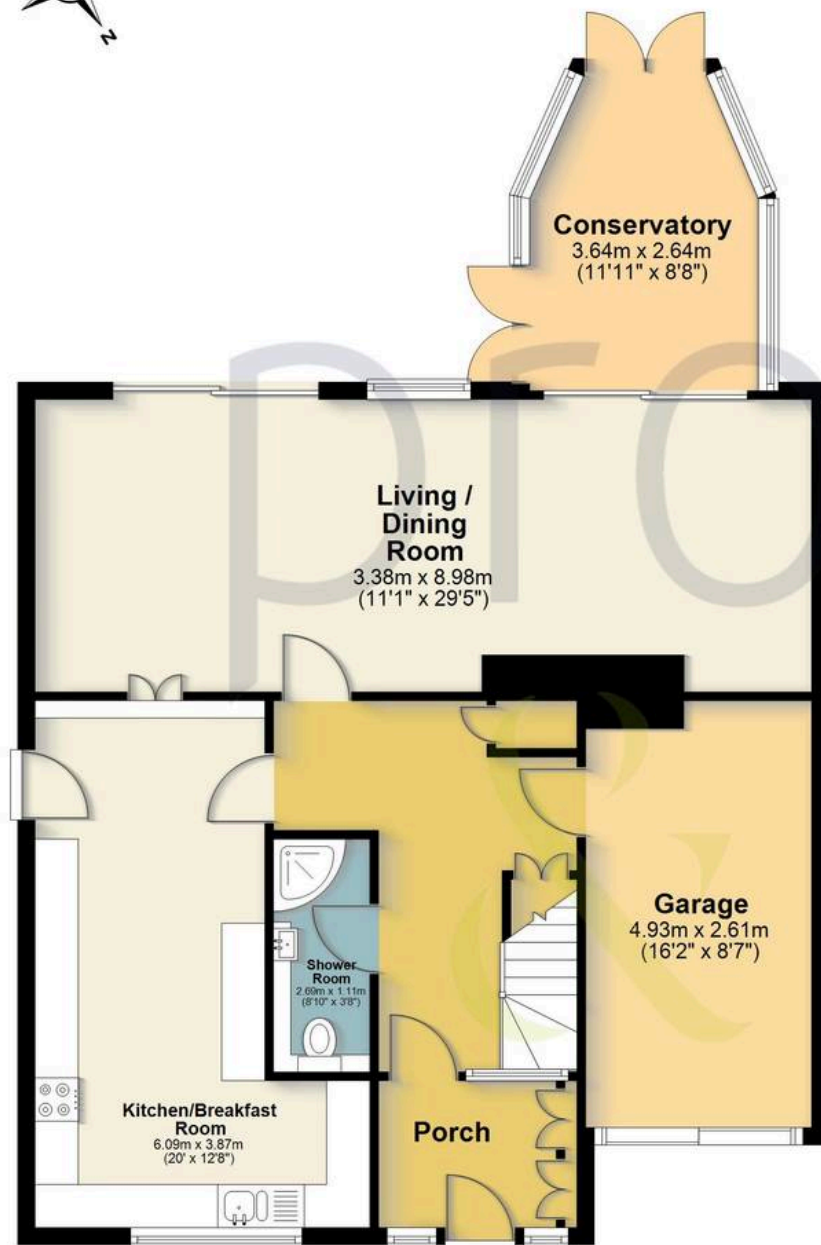






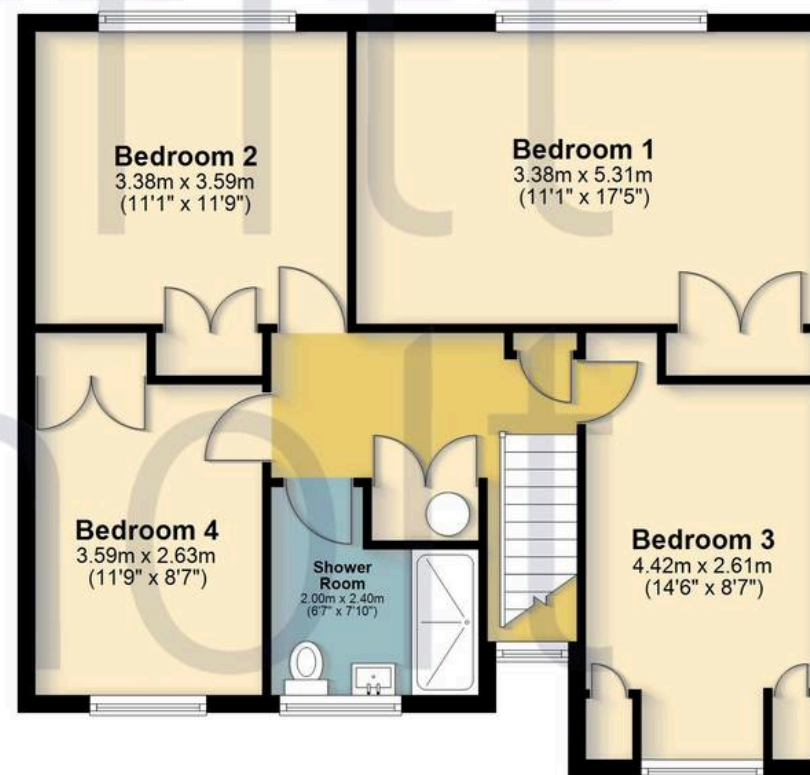
Ground Floor

Approx. 91.8 sq. metres (987.9 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.5 sq. feet)



Total area: approx. 162.0 sq. metres (1743.4 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.





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