



The Common, Chipperfield
£950,000

proffitt
& holt





The Common

Chipperfield, Kings Langley

NO UPPER CHAIN. Proffitt and Holt are delighted to offer to the market this rare opportunity to acquire a three bedroom detached dwelling set in one of the most sought after locations within the highly desirable village of Chipperfield.

Tucked away and approached via a narrow driveway, this property offers both privacy and convenience being set directly opposite the village common and all its local amenities. The property does require modernisation throughout and offers a wealth of potential to improve and potentially extend (STPP).

Internally, the property comprises entrance hall, living room, study, kitchen, dining room, conservatory and bedroom three (with own en suite) to the ground floor. The first floor houses a further two bedrooms and a family bathroom.

Externally, the property boasts a well tendered and low maintenance garden which is mainly laid to lawn, but also comprises a generous paved patio seating area as well as a large gravel area which is approached via the narrow driveway to the front.

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



The Common

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Chipperfield is one of the most sought-after villages in south west Hertfordshire, with over 100 acres of woodland and a reputable JMI school, which is highlighted for its excellent results. There are many active sports and social groups, four popular pubs and a busy café/bistro. For a more comprehensive range of shopping facilities, the larger towns of Watford and Hemel Hempstead are within seven and six miles drive respectively. For the commuter, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached
- Sought After Location
- Just off Chipperfield Common
- NO UPPER CHAIN
- Excellent Potential to Improve
- Prime Location in Chipperfield
- Very Private





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.













Proffitt & Holt

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