



Friarswood, Chipperfield Road, Kings Langley

In Excess of £500,000

proffitt
& holt





Friarswood

Chipperfield Road, Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market this rarely available and beautifully converted ground floor maisonette situated between the highly sought after villages of Kings Langley and Chipperfield.

This exceptional ground floor maisonette offers approximately 1000 SQ FT (95 SQM) of beautifully presented living space within a prestigious conversion of the former Rudolph Steiner School, completed just three years ago within a private gated development of only eight exclusive residences, this distinctive property enjoys the security and privacy of a small, select community and enjoys a private rear garden, as well as two allocated parking spaces and is set within beautifully landscaped communal grounds.

The internal accommodation comprises entrance hall, living/dining/kitchen area (with doors out), a well appointed four piece bathroom and two well proportioned double bedrooms.

The property is Ideally positioned just off Chipperfield Road, and offers the perfect balance of connectivity and tranquillity. Enjoy easy access to Kings Langley High Street with its array of shops and amenities, while also being perfectly situated for scenic walks across Kings Langley Common, Chipperfield village, and the enchanting Chipperfield Woods This unique property harmoniously blends historical character with contemporary comfort, offering an exceptional living environment within a development of distinction.

Commuting: M25 J20 is only a short drive as well as the A41 into London or out towards Oxford. Kings Langley station takes you into London Euston in 30 minutes on the fast train.





Friarswood

Chipperfield Road, Kings Langley

Chipperfield is one of the most sought after villages in south West Hertfordshire with the village's reputable JMI school and also 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 sports and social groups, four popular pubs and 'the village club' Blackwells which has busy a café/bar and bistro. The larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively. 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.

- Rarely Available, Beautifully Converted Ground Floor Maisonette
- Private Gated Development of only 8 Exclusive Residences
- Approx 1000 SQ FT (95 SQM) of Beautifully Presented Living Space
- Private Rear Garden and 2 Allocated Parking Spaces
- Wonderful Landscaped Communal Grounds
- Perfectly situated for Scenic Walks across Kings Langley Common, and easy access to Kings Langley High Street, Chipperfield village, and the enchanting Chipperfield Woods





Council Tax Band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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

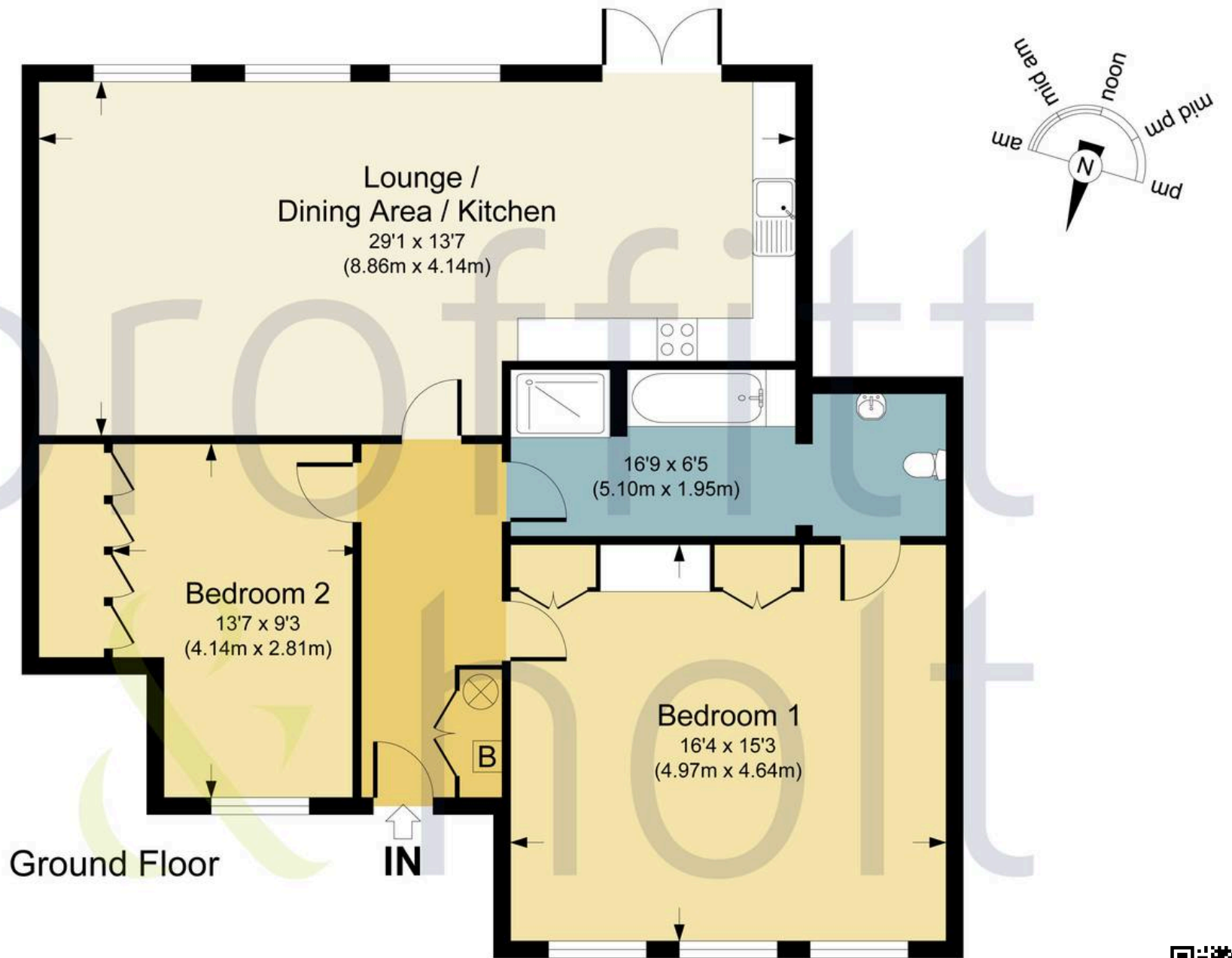
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.











FRIARSWOOD, WD4

APPROX. GROSS INTERNAL FLOOR AREA 955 SQ FT / 88.75 SQ M.

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