



Bucks Hill, Kings Langley

Guide Price £799,950

proffitt
& holt





Bucks Hill

Kings Langley

Proffitt and Holt are delighted to offer to the market this four bedroom semi detached family home located in the highly desirable Bucks Hill, bordering the picturesque villages of Chipperfield, Kings Langley and Sarratt.

Set over three floors, this well presented property also boasts far reaching views to the front and is conveniently located for a host of nearby transport links.

Internally the property comprises entrance hall, sitting room, kitchen/breakfast room into dining area, a study, downstairs wc and utility to the ground floor.

To the first floor there are two well proportioned bedrooms and a family bathroom, whilst the second floor houses a further two bedrooms.

Externally the property boasts parking to the front for two vehicles and a private and low maintenance garden to the rear.

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





Bucks Hill

Kings Langley

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.

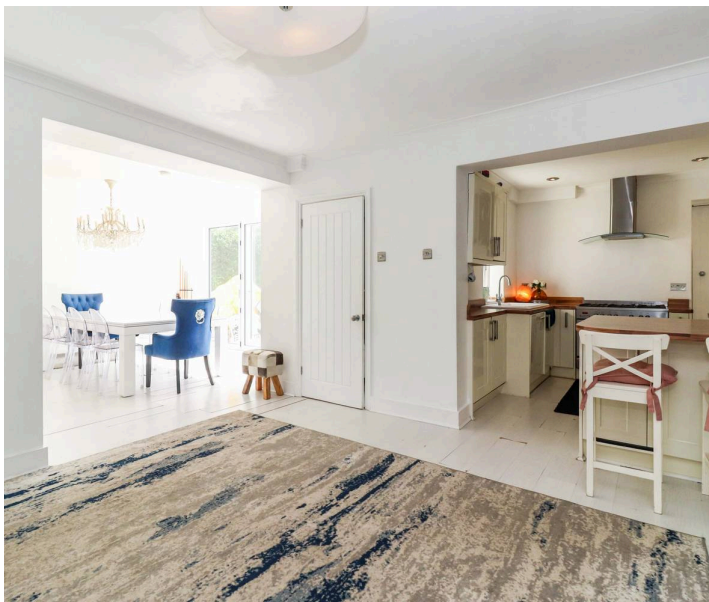
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Four Bedrooms
- Semi Detached
- Over Three Floors
- Parking to the Front
- Far Reaching Views
- Sought After Location
- Well Presented Throughout





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.

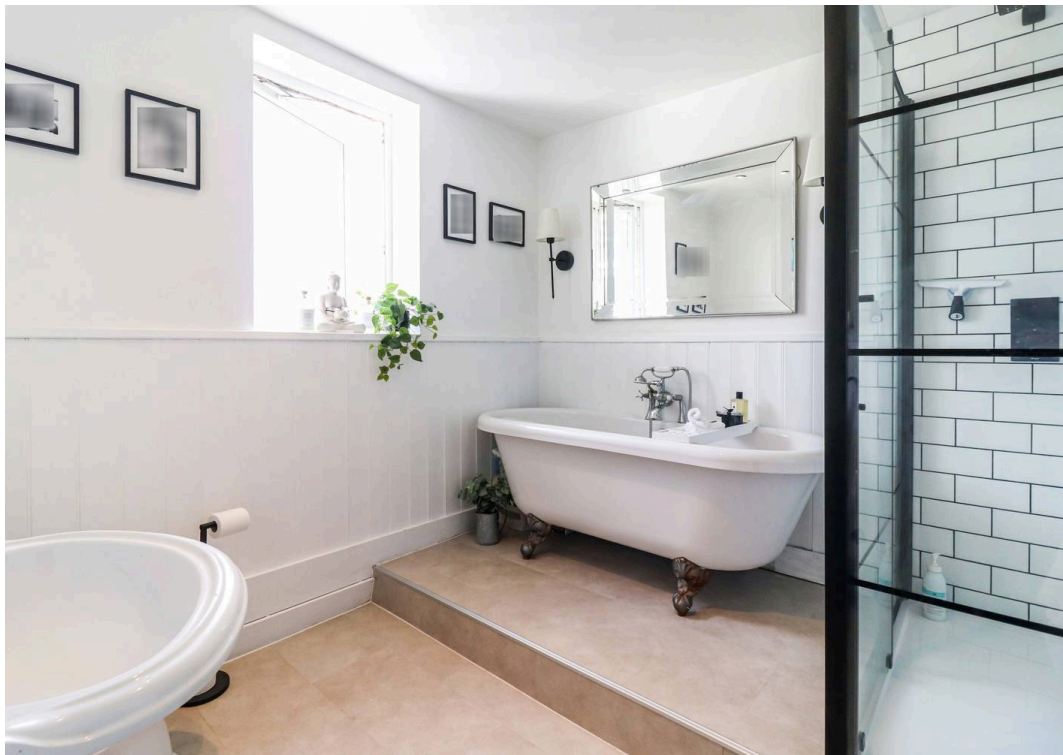
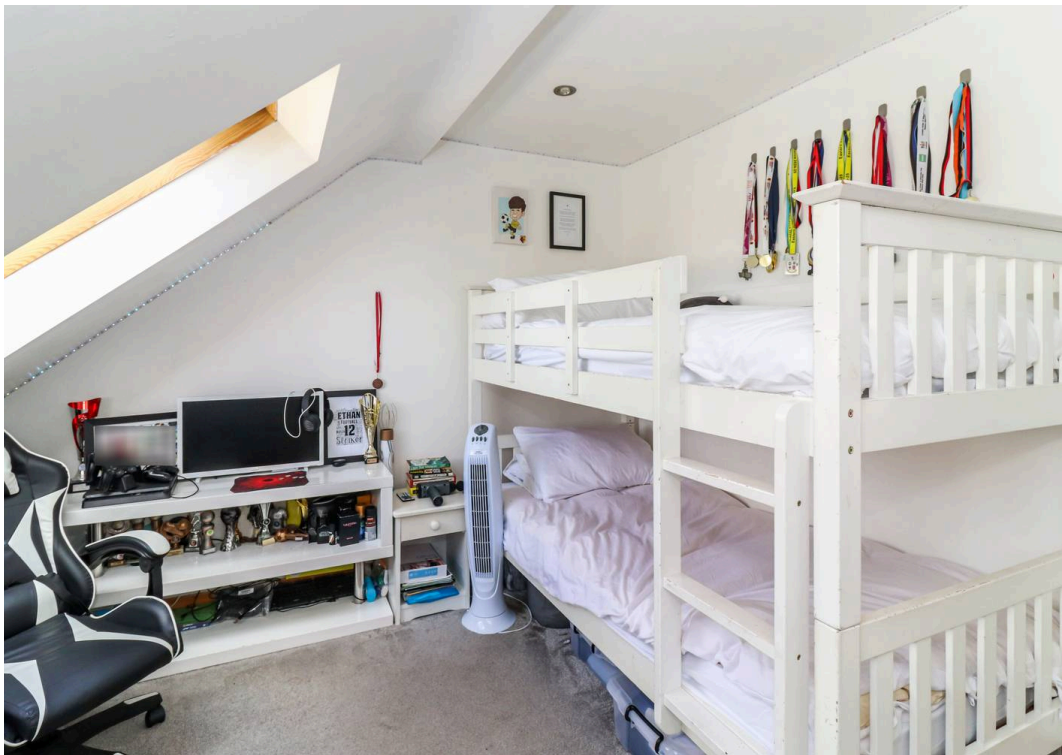
Fixtures and fittings

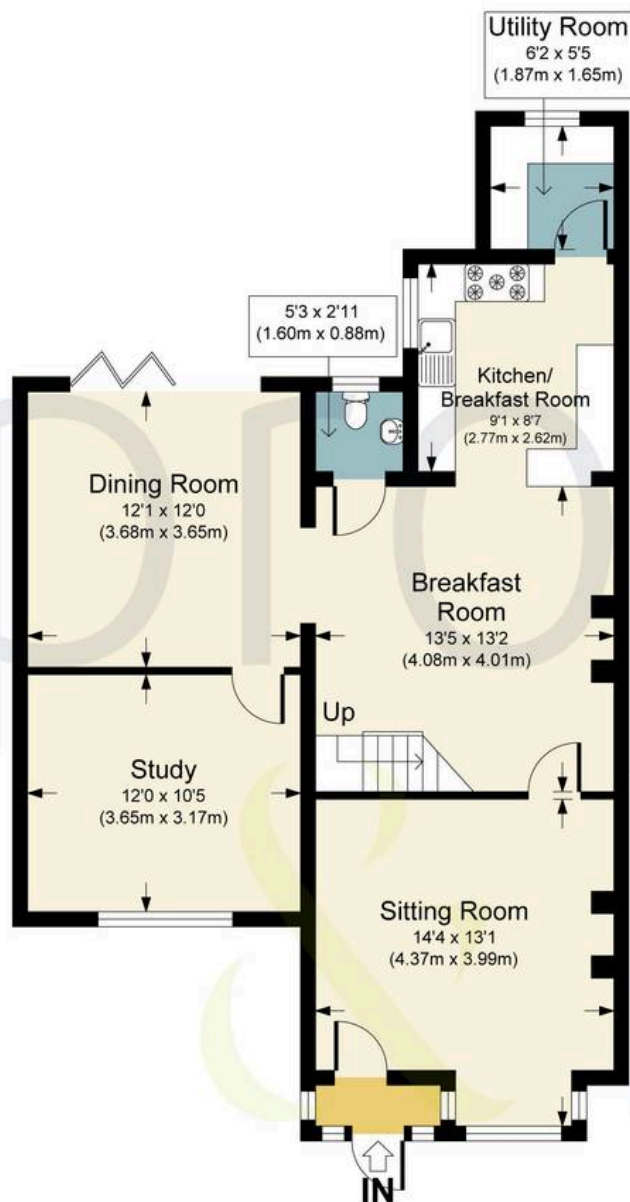
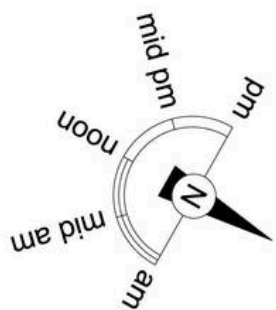
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see;

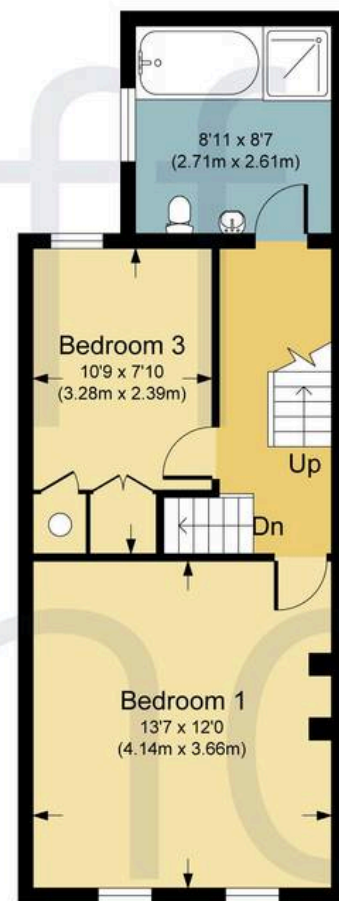
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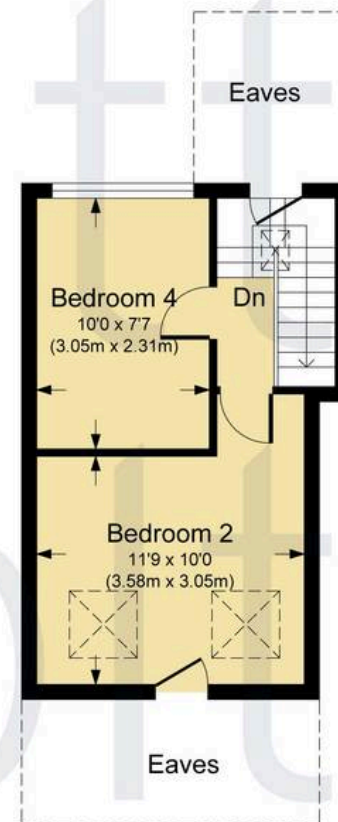




Ground Floor



First Floor



Second Floor

HEDGESIDE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1498.44 SQ FT / 139.21 SQ M.

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