



Scatterdells Lane, Chipperfield

Offers Over £1,000,000

proffitt
& holt





Scatterdells Lane

Chipperfield, Kings Langley

NO UPPER CHAIN.

Proffitt and Holt are delighted to offer to the market a detached property in the highly sought after village of Chipperfield, offering a wealth of potential to extend/re build on a generous plot of approximately 0.75 of an acre.

The property is timbered framed and was originally designed as two separate flats and is in need of modernisation throughout and has been priced accordingly.

Internally, the accommodation comprises entrance porch, entrance hall, living room, kitchen, downstairs shower room, a double bedroom and sun room to the ground floor. To the first floor there two/three further bedrooms (one with own en suite and one currently used as a lounge), a second kitchen and a family bathroom.

Externally, is where the property excels with ample parking available to the front, as well as a garage and utility room, and to the rear, the garden is generous in size and L-shaped and comes with outbuildings. The rear garden is mature and very private, and provides an excellent opportunity to build (STPP).

To fully appreciate what this property has to offer, please contact leading local agent Proffitt and Holt.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





Scatterdells Lane

Chipperfield, 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.

- Three/Four Bedrooms
- Three Bathrooms
- NO UPPER CHAIN
- Potential to Build (STPP)
- Generous Plot
- Timber Framed Property
- Detached
- Garage and Ample Parking
- L Shaped Mature Garden with Outbuildings
- In Need of Modernisation 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

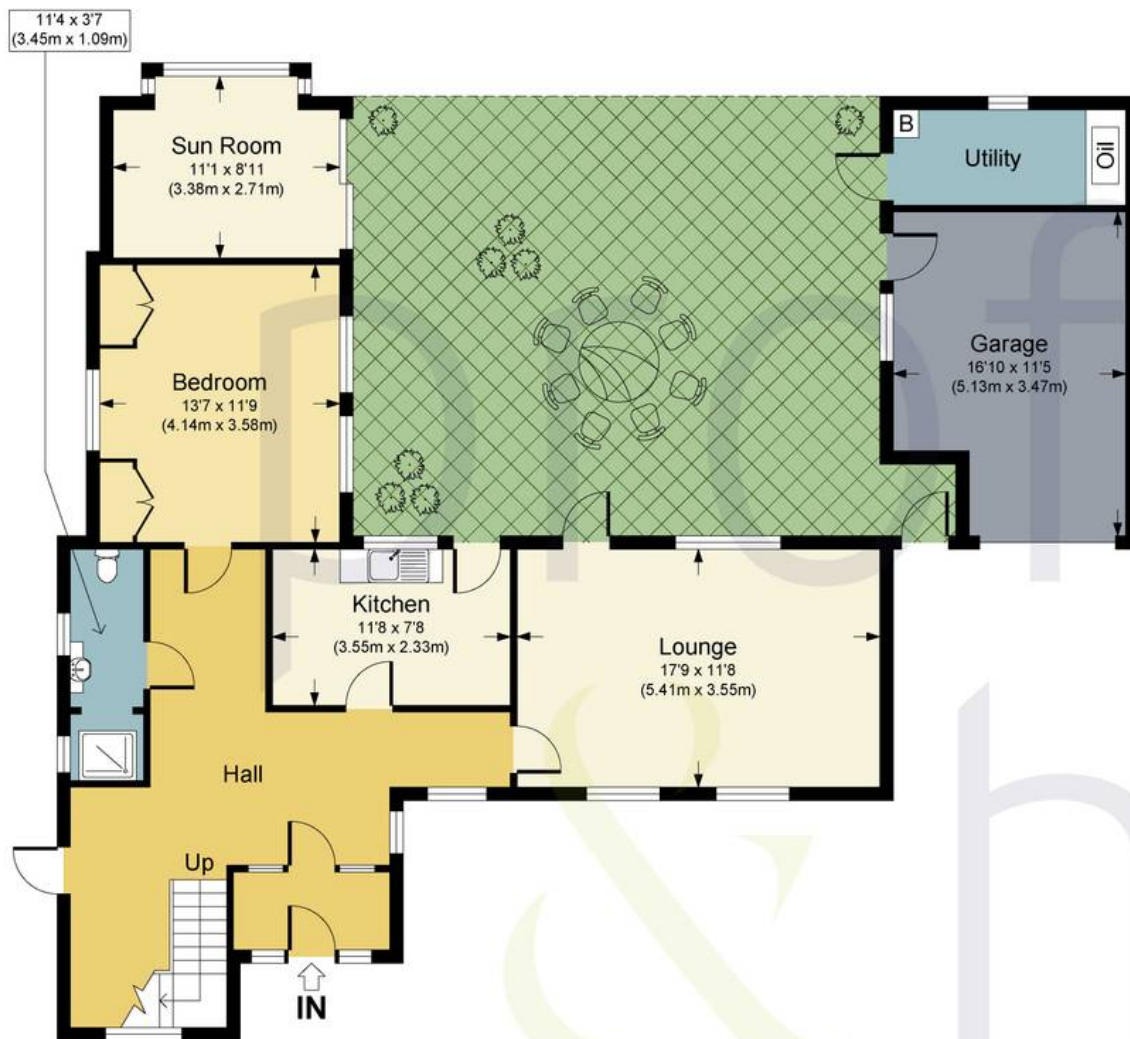
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



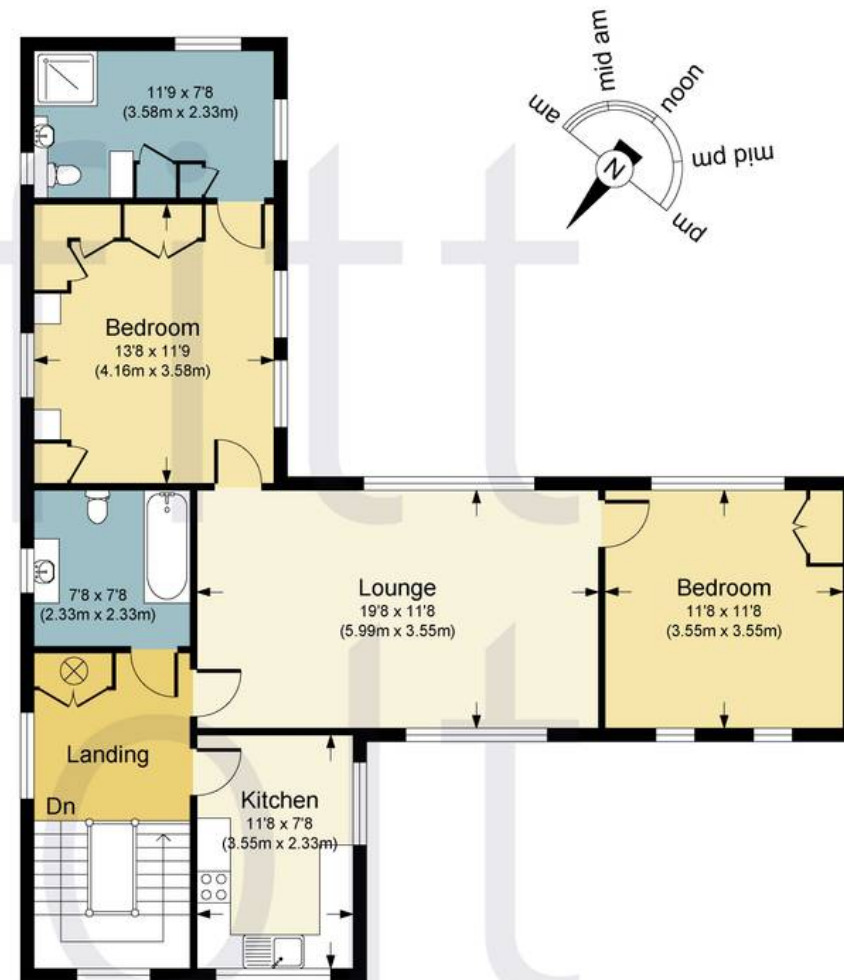








Ground Floor



First Floor

SCATTERDELLS LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1992.07 SQ FT / 185.07 SQ M. INC. GARAGE

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Proffitt & Holt

41 High Street, Kings Langley - WD4 8AB

01923 270333 • strlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

