



The Orchard, Alexandra Road, Chipperfield

Guide Price £975,000

proffitt
& holt





The Orchard, Alexandra Road

Chipperfield, Kings Langley



Proffitt and Holt are pleased to bring to the market this impressive and high-specification new home in a small gated development of only 4 houses, in the heart of Chipperfield. Offering spacious and well laid out accommodation throughout, ideal for family living, it boasts a mix of contemporary fixtures and classic design features.

The entrance hall welcomes you in and flows naturally through to the rear of the house, where you're greeted with a beautiful and bright kitchen/living room. The kitchen itself has had no expense spared, fitted in a classic shaker style with worktops, stylish brass fittings and antique mirrored backsplash. The large island offers plenty of storage and additional seating at the breakfast bar. The premium integrated appliances include an induction hob, oven, microwave and dishwasher. This wonderful open plan space has bi-folding doors that take you straight out to the garden, making this an excellent entertaining or family living space. There is also an additional sitting room decorated in neutral tones with a wood effect fire, making this a calming and relaxing space. Additionally, there is a guest WC and utility room which has been fitted in a matching design to the kitchen. The ground floor boasts water-fed underfloor heating and fashionable wood effect tiles laid in a chevron pattern right the way through, making it an efficient and comfortable space to heat. The first floor has 4 bedrooms, 2 of which have en-suite shower rooms, whilst the master room also boasts a walk-in wardrobe. The bathrooms are fitted to a noticeably high specification and have all been designed in different styles. The main family bathroom is mix of marble effect tiles, tasteful blue units and gold accents, with another being a more contemporary black and white design. Externally, the rear garden is a well-proportioned plot with large patio area flowing out from the house, as well as a well-manicured lawn. Trees screen the rear boundary, providing extra privacy. Side access leads you to the front of the house, where there is off street parking for multiple vehicles and an EV charging point. Further benefits include: Full fibre internet; Audio Visual Intercom with front gate and handheld fobs; iMist fire suppression system.



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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: B

EPC Environmental Impact Rating: B



- Newly Built Property – Available Immediately
- Small Gated Development
- High Specification Fittings Throughout
- Off Street Parking
- EV Charging Point
- En-suites to 2 Bedrooms and Family Bathroom
- Landscaped Rear Garden
- Underfloor Heating to Ground Floor
- Neff Kitchen Appliances
- Guest WC
- Utility Room





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.



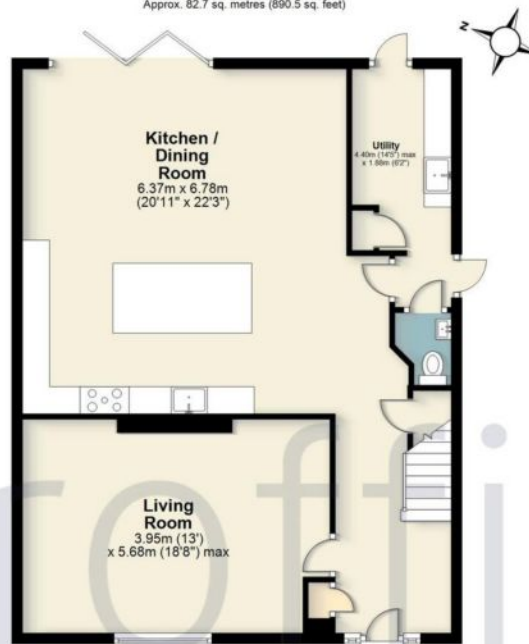






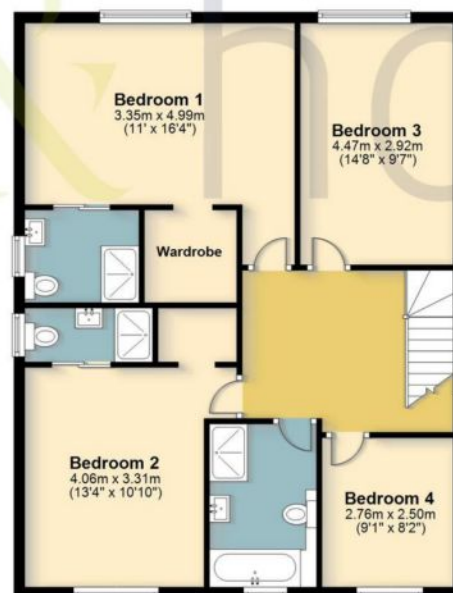
Ground Floor

Approx. 82.7 sq. metres (890.5 sq. feet)



First Floor

Approx. 83.5 sq. metres (898.7 sq. feet)



Total area: approx. 166.2 sq. metres (1789.2 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 -
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Plan produced using PlanUp.





Proffitt & Holt

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