



Scatterdells Lane, Chipperfield

Guide Price £1,200,000

proffitt
& holt





Scatterdells Lane

Chipperfield, Kings Langley

Proffitt and Holt are delighted to offer to the market this rarely available and well-presented four bedroom detached family home located in the highly sought after village of Chipperfield and close to a host of nearby transport links and local amenities as well as highly regarded local schooling.

Internally, the property boasts both flexible and versatile accommodation as well as offering further potential to extend (STPP) and comprises entrance hall, three spacious reception rooms, a downstairs guest WC, a well appointed and generous kitchen/breakfast area plus utility room - all to the ground floor. To the first floor, there are four well proportioned bedrooms (one with en-suite) and a separate and tastefully refitted family bathroom.

Externally, the property excels with ample parking available to the front via the generous driveway. To the rear, the landscaped garden is mature and reasonably low maintenance being mostly laid to lawn, whilst also boasting a paved patio seating area - ideal for entertaining.

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





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.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedrooms
- Detached
- Sought After Location in Chipperfield
- Driveway Parking
- Generous Rear Garden
- Well-Presented 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

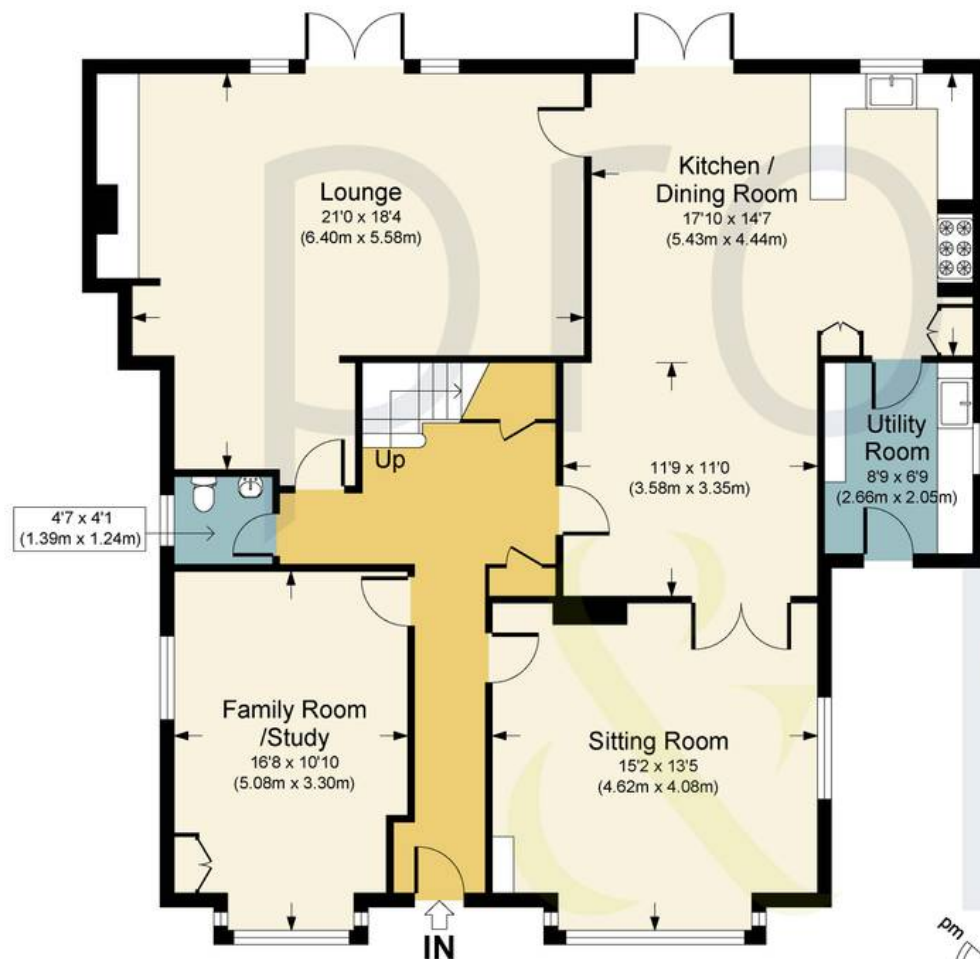
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.







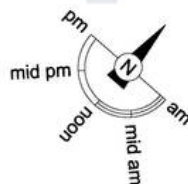




Ground Floor



First Floor



SCATTERDELLS LANE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 2351.26 SQ FT / 218.44 SQ M.

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