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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Chipperfield

£1,200,000



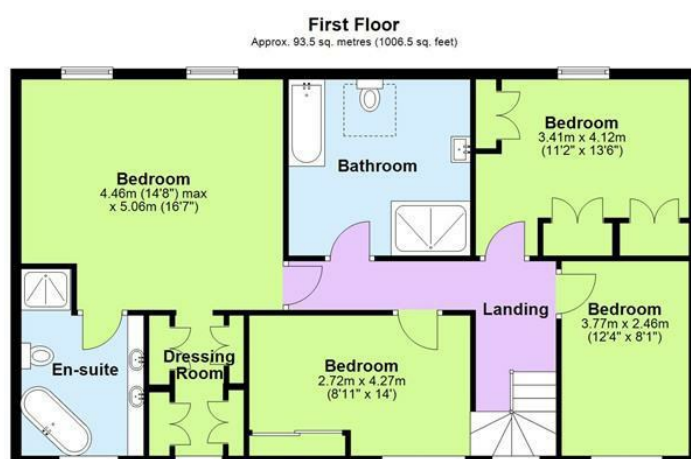
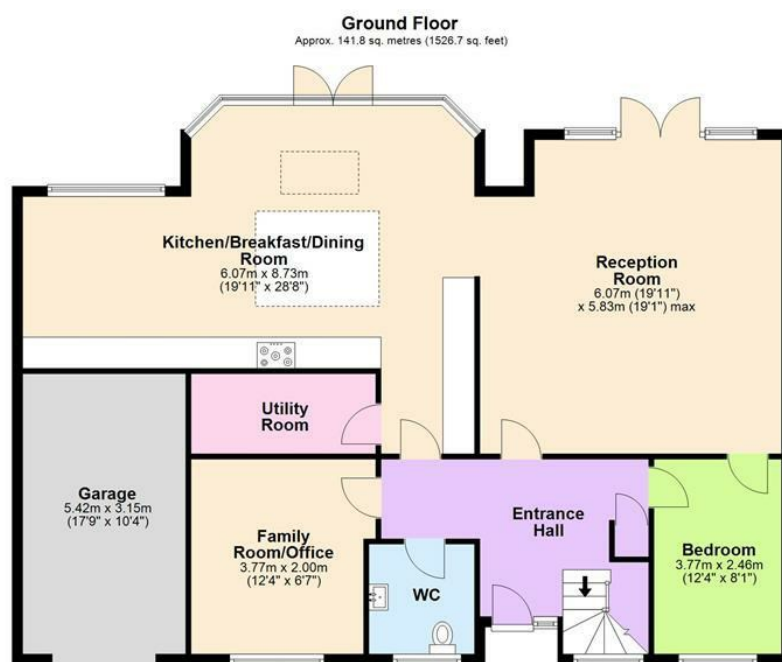
# Chipperfield

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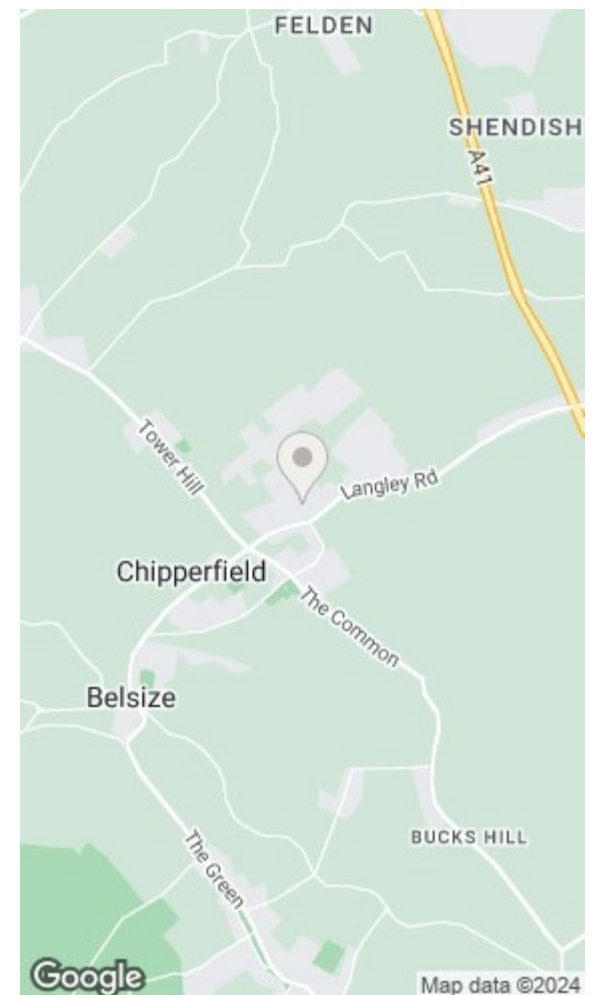
A wonderful detached family home set behind electric gates at the end of a cul-de-sac in the heart of Chipperfield. The property is approximately 2,500 sq ft in size with flexible accommodation to include 4/5 bedrooms, a magnificent 'eat-in' kitchen/diner and a large principal bedroom all complimented by a private garden, driveway and garage.



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Total area: approx. 235.3 sq. metres (2533.1 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	82		

England & Wales EU Directive 2002/91/EC









\* Fabulous Detached Family Home \* Five Bedrooms \* Three Reception Rooms \* Stunning Kitchen/Diner \* Garage & Driveway Parking \* Garden with Patio Area \* Village Location



#### The Accommodation

Internally the accommodation comprises entrance hallway, spacious reception/family room with doors leading to the rear garden, stunning kitchen/diner with integrated appliances and further doors to garden, separate utility room, guest cloakroom, family bathroom with separate shower, five well appointed bedrooms, one of which benefit from en suite facilities. In addition to the private rear garden with patio area this wonderful property also benefits from a garage with ample driveway parking.

#### The Location

One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

#### Transport Links

Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley.

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#### Education Locally.

There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

#### Distance to Stations

Kings Langley Station (2.8 Miles)  
Apsley Station (3.3 Miles)  
Hemel Hempstead Station (3.8 Miles)  
Chorleywood Station (4.9 Miles)

#### Distance to Schools

St Pauls C of E V A Primary School & Nursery (0.4 Miles)  
Kings Langley Secondary School (1.6 Miles)  
Kings Langley Primary School (1.9 Miles)  
Sarratt C Of E Primary School (2.1 Miles)  
Bovingdon Primary Academy (2.3 Miles)  
Abbot's Hill School (2.9 Miles)

#### Agents Information For Buyers

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.



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