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# Temptation comes in many forms...



Chipperfield  
GUIDE PRICE £650,000



# Chipperfield

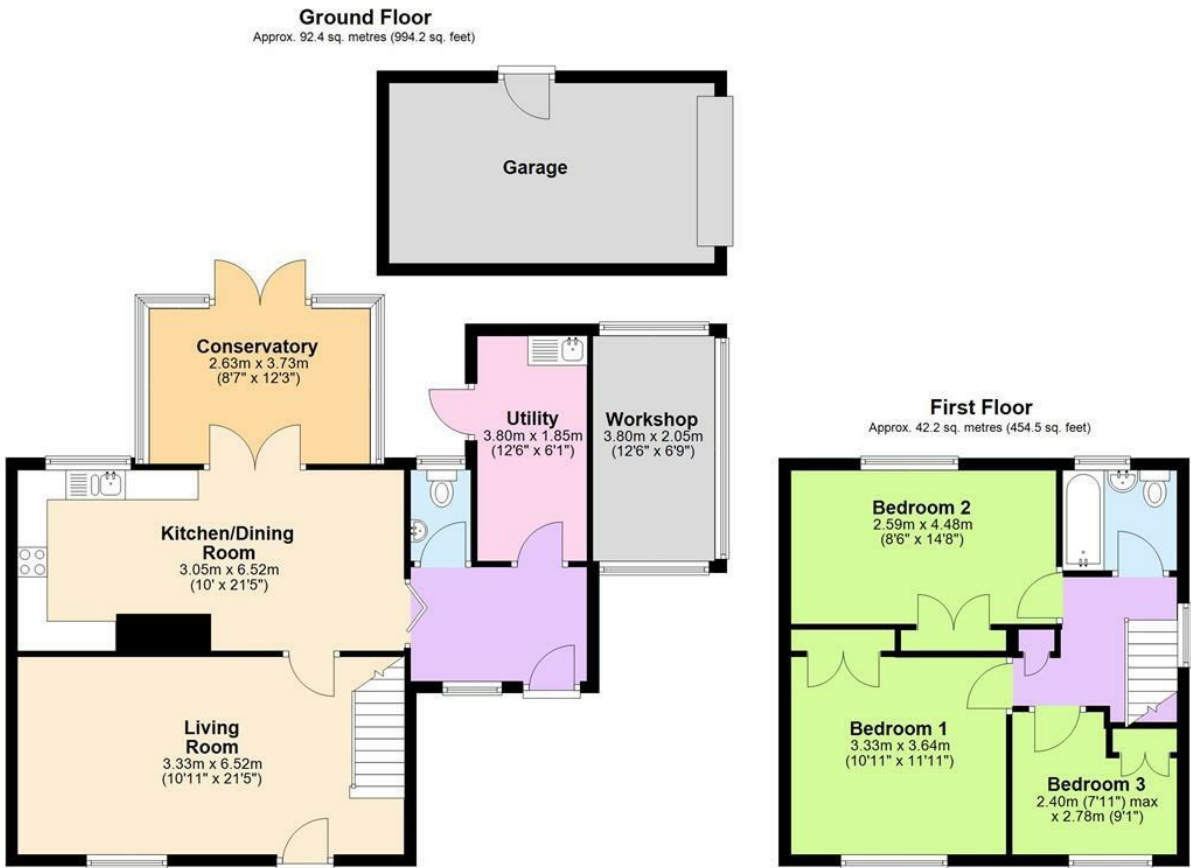
GUIDE PRICE

£650,000

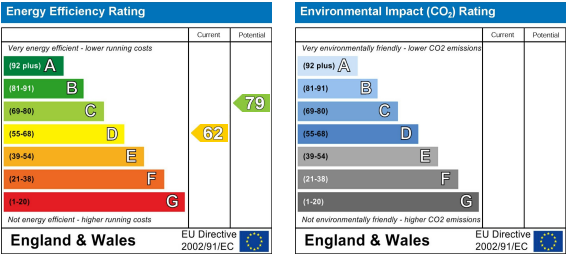
Available with no upper Chain. Located at the head of this quiet cul-de-sac and with expansive views over rolling countryside is this three bedroom semi-detached property. In need of modernisation throughout, this is an excellent opportunity to create a superb family home. Offering excellent potential to extend (STNP), an internal inspection is essential to fully appreciate the scope of this property.



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Total area: approx. 134.6 sq. metres (1448.7 sq. feet)











A spacious three bedroom semi-detached home with superb potential to extend (STNP).



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#### Ground Floor

Entering the property through the front door you find yourself in a large living room with an open fireplace, window to the front and stairs rising to the first floor. From here you enter the kitchen/dining room - another spacious room fitted with a range of base and eye level units with integrated appliances and views over the rear garden and fields beyond. Double doors open to a conservatory which, in turn, opens to the garden. From the kitchen/diner a door opens to a hallway giving access to the WC and the utility room. A workshop/potting shed completes the ground floor accommodation.

#### First Floor

Ascending the stairs you arrive at a spacious and bright hallway with doors to all first floor accommodation. The main and second bedrooms are both generous doubles with built-in wardrobes and with bedroom two benefiting from stunning views over the local countryside. The third bedroom also has a built-in wardrobe. The family bathroom is fitted with a three piece suite.

#### Outside

The front of the property is accessed by a gravel driveway providing parking for at least two vehicles. The garage is accessed from the side of the plot and has an up-and-over door to the front and courtesy door giving access to the garden. The garden itself has a spacious patio area to the rear of the property and is then laid mostly to lawn with a mixture of mature shrubs, bushes and trees. Useful storage sheds complete the outside.

#### 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. 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. 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.

#### Agents Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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