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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Chipperfield

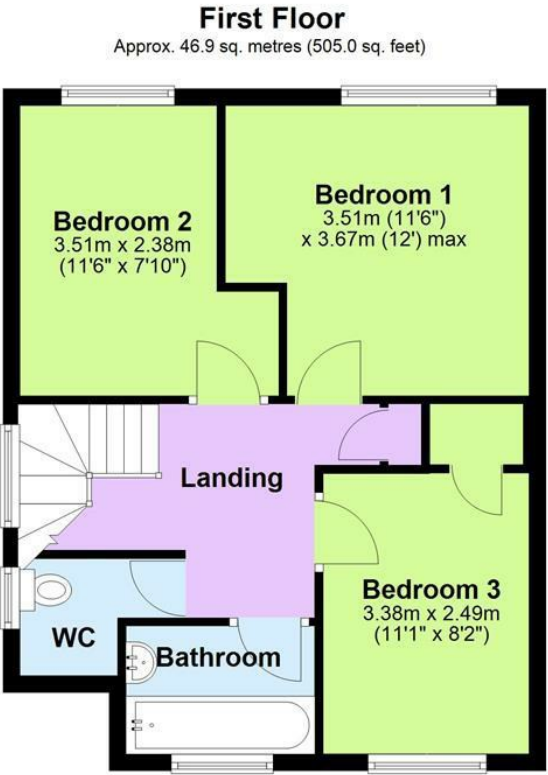
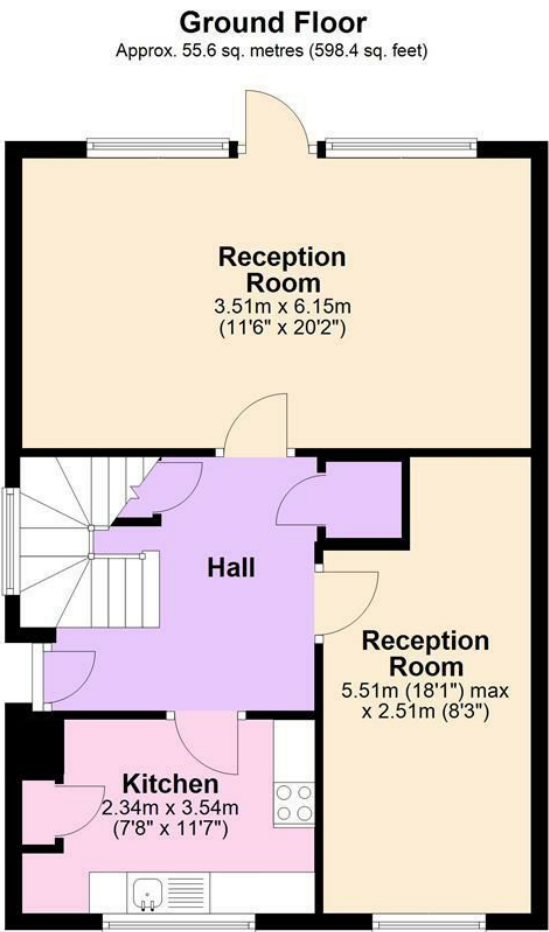
OFFERS IN EXCESS OF

£600,000

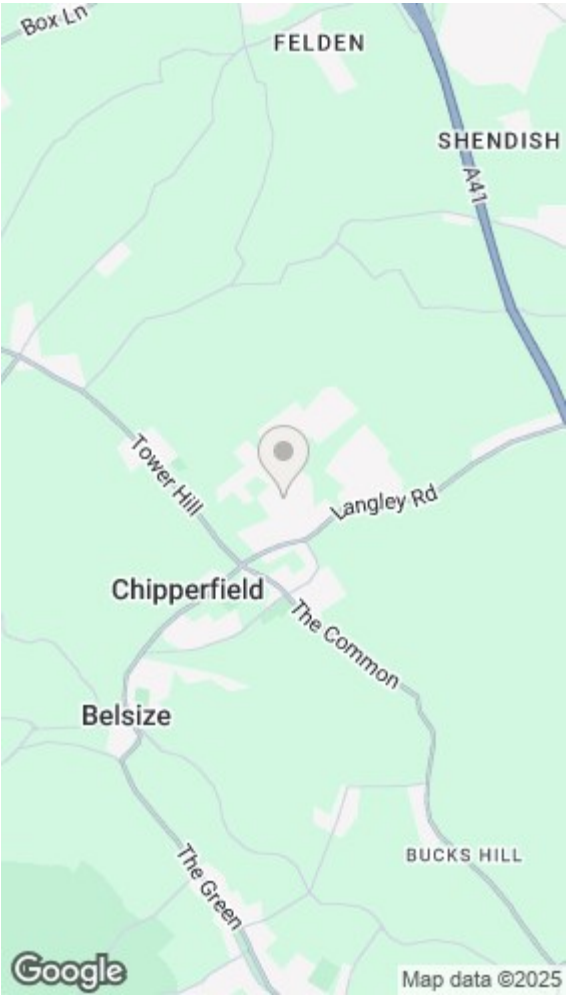
Situated on a quiet residential road in the heart of the ever-popular Chipperfield village is this three bedroom semi-detached home in need of modernisation throughout. Having been in the same family since it was built, this is a rare opportunity to create a family home with excellent potential to re-model or extend (STNP) as many of the neighbouring properties have done.



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Total area: approx. 102.5 sq. metres (1103.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





A bright and spacious three bedroom semi-detached home in this popular village



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The Location

One of Hertfordshire's most picturesque and sought-after villages, Chipperfield is beautifully positioned on the edge of the Chilterns. At its heart lies the charming village Common, extending to over 100 acres of mainly woodland, offering scenic walks, bridle paths, and a traditional cricket pitch. The village also features a historic church, welcoming pubs, and local shops and a primary school. Nearby towns including Watford, Hemel Hempstead, and Berkhamsted provide a wider choice of supermarkets and shopping facilities.

Chipperfield enjoys excellent transport links, with the M1, M25, and M40 motorways all within easy reach, providing good connections to London and beyond. The property is approximately 15 minutes from Chorleywood tube and mainline station, and around 10 minutes from Kings Langley station, offering fast rail services into London Euston.

The area is well served by both state and independent schools. The village primary school, St Paul's is within easy walking distance and is rated 'Good' by Ofsted.

Agent's 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 should an offer be successful. 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 and proof of funds.

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Ground Floor

The entrance hall of this property sets the tone for the rest of the house being spacious and flooded with natural light. Stairs rise to the first floor with a useful storage cupboard under. Doors open to both reception rooms and the kitchen as well as a further storage cupboard. The kitchen is situated at the front of the property and requires a complete re-fit. The main reception room is a well-proportioned room with large windows flooding the room with natural light and with a door opening to the rear garden. The second reception room is also flooded with natural light from the large window overlooking the front aspect.

First Floor

The large landing provides access to all first floor accommodation. All three bedrooms are doubles with the smallest benefiting from built-in storage. The bathroom is fitted with a bath and wash hand basin, whilst the WC is situated separately.

Outside

The front of the property is laid mostly to driveway providing plentiful parking. A concrete path leads to the front door and continues to provide side access to the rear garden. The rear garden is fully enclosed by fencing and is laid mostly to lawn with a concrete patio area directly to the rear of the property. There is also a timber shed.