



Croft Close, Chipperfield
£500,000

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& holt





Croft Close

Chipperfield, Kings Langley

Sold with no upper chain is this spacious and well presented family home which sits in a quiet cul-de-sac in the heart of Chipperfield, within just a few minutes' walk of locals shops, parks and Schools.

The accommodation is bright and airy throughout, with a welcoming entrance hall leading you in to the impressive dual aspect living/dining room. The kitchen/breakfast room sits semi open plan to this and is fitted in a classic shaker design, with plenty of worktop and cupboard space, as well as a number of integrated appliances. Additionally, there is a separate porch and ground floor WC. Stairs rise to the first floor, which houses 3 generously sized bedrooms and the family bathroom, along with a particularly large storage cupboard.

Externally, the rear garden is made up of a patio area that flows directly out from the house and good sized lawn, making this the perfect space to entertain and for children to play. To the front, there is a driveway for multiple vehicles and access to the single garage, which could be converted to further living space, should more space be required (STPP).

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Croft Close

Chipperfield, Kings Langley

Chipperfield is one of the most sought after villages in south West Hertfordshire with the village's reputable JMI school achieving excellent results. Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland.

There are many active sports and social groups within the village, four popular pubs and 'the village club' Blackwells which has busy a café/bar and bistro. The larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively.

Kings Langley mainline station provides a service into London (Euston approx. 30 mins) and Junction 20 of the M25 is approx. 3.5 miles distant.



- No Upper Chain
- Well-Presented Throughout
- Driveway And Garage
- Spacious Dual Aspect Living Room
- Quiet Cul-De-Sac In The Heart Of Chipperfield
- Private Rear Garden
- 3 Comfortable Bedrooms





For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

General Information

Services

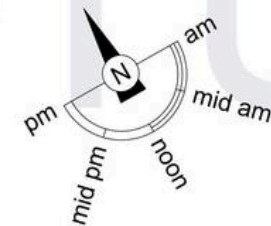
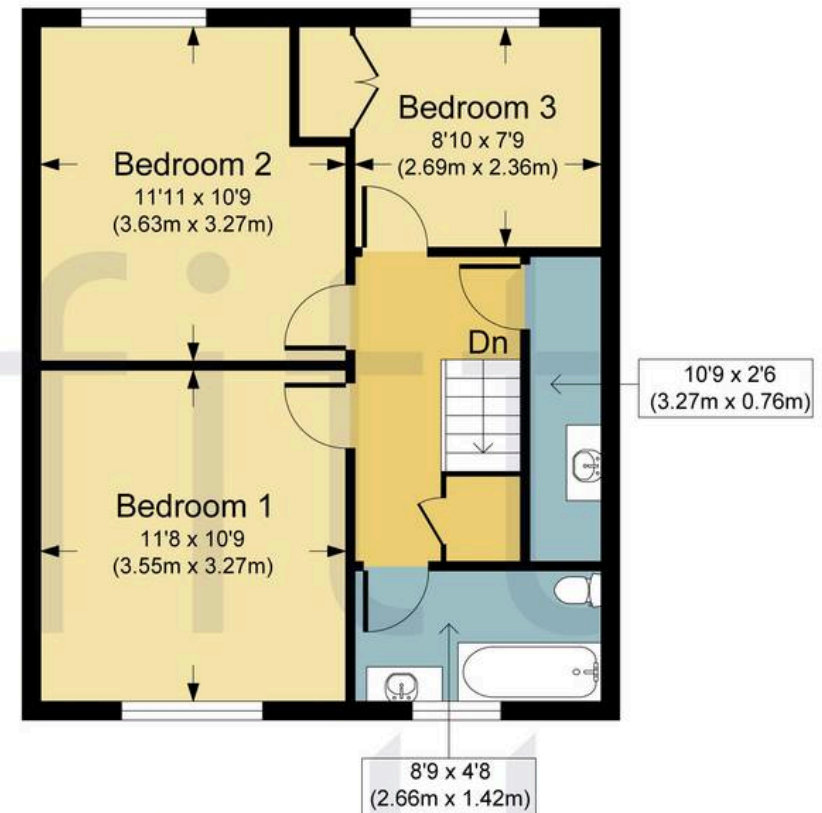
Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and Fittings

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







CROFT CLOSE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1111.58 SQ FT / 103.27 SQ M. INC. GARAGE

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