



# The Common, Chipperfield

Offers Over £1,000,000

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## The Common

### Chipperfield



We are pleased to offer for sale this attractive four bedroom detached Victorian property with separate annexe which was last on the market in 1971 when sold to the current owners by Proffitt & Holt. The property is situated in what many would regard as the prime position at the heart of the village overlooking The Common and woodland beyond and within walking distance of all local amenities. Whilst it appears that the property has been generally well maintained, it is now in need of general modernisation throughout and also offers potential for further extension or adaption subject to the necessary planning permissions being obtained.

On the ground floor the main house comprises a dual aspect living room, separate dining room, a fitted kitchen and access to a cellar, whilst on the first floor there are four bedrooms and a family bathroom.

The fourth bedroom provides access via a linked walkway to a separate annexe situated above the garage. The annexe comprises a living room/bedroom, kitchen and bathroom and is a versatile space that could have a variety of uses.

Outside the property benefits from a secluded rear garden with large workshop / storage shed, detached garage and off-street parking for two to three vehicles.

The property is being sold with the benefit of no upper chain and an early viewing is strongly recommended.



## The Common Chipperfield

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.



- Prime Village Location
- Overlooking The Common
- In Need of Modernisation
- Potential To Extend (STPP)
- Separate Annexe
- Detached Garage & Parking
- Secluded Rear Gardens
- NO UPPER CHAIN





## General Information

EPC - Energy Efficiency Rating: E

Council Tax Band: G

Tenure: Freehold

## Services

Mains electricity, water and gas are understood to be available to the property. We understand that drainage is to a septic tank in the garden, although mains drainage is understood to be available in the road to the front and connection may be possible, subject to confirmation and charges. Prospective purchasers will need to make their own enquiries in this respect. Telephone is subject to telephone installer's transfer regulations.

For broadband and mobile speeds see:

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

## Fixtures and Fittings

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





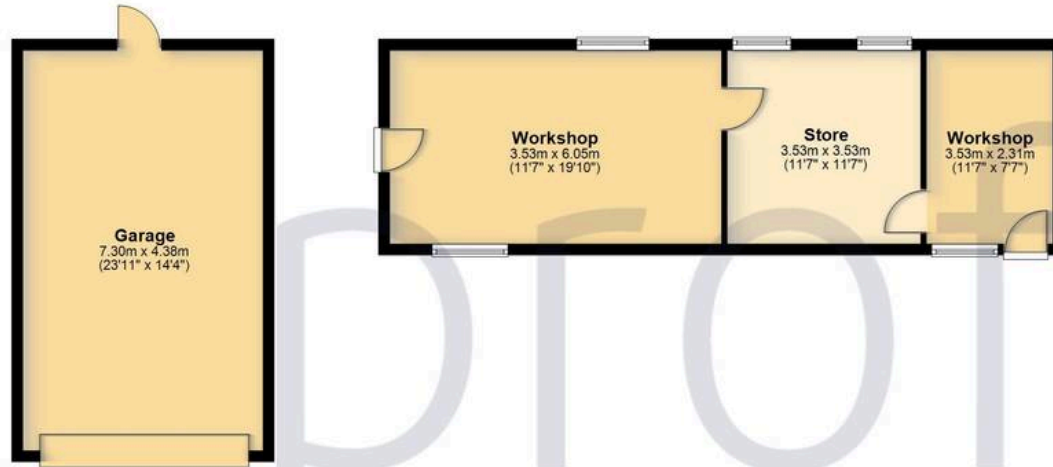






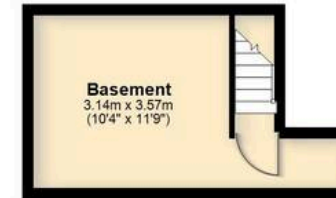
### Ground Floor

Approx. 141.7 sq. metres (1525.1 sq. feet)



### Basement

Approx. 14.9 sq. metres (160.4 sq. feet)



### First Floor

Approx. 105.4 sq. metres (1134.3 sq. feet)



Total area: approx. 262.0 sq. metres (2819.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited. Plan produced using PlanUp.





# Proffitt & Holt

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