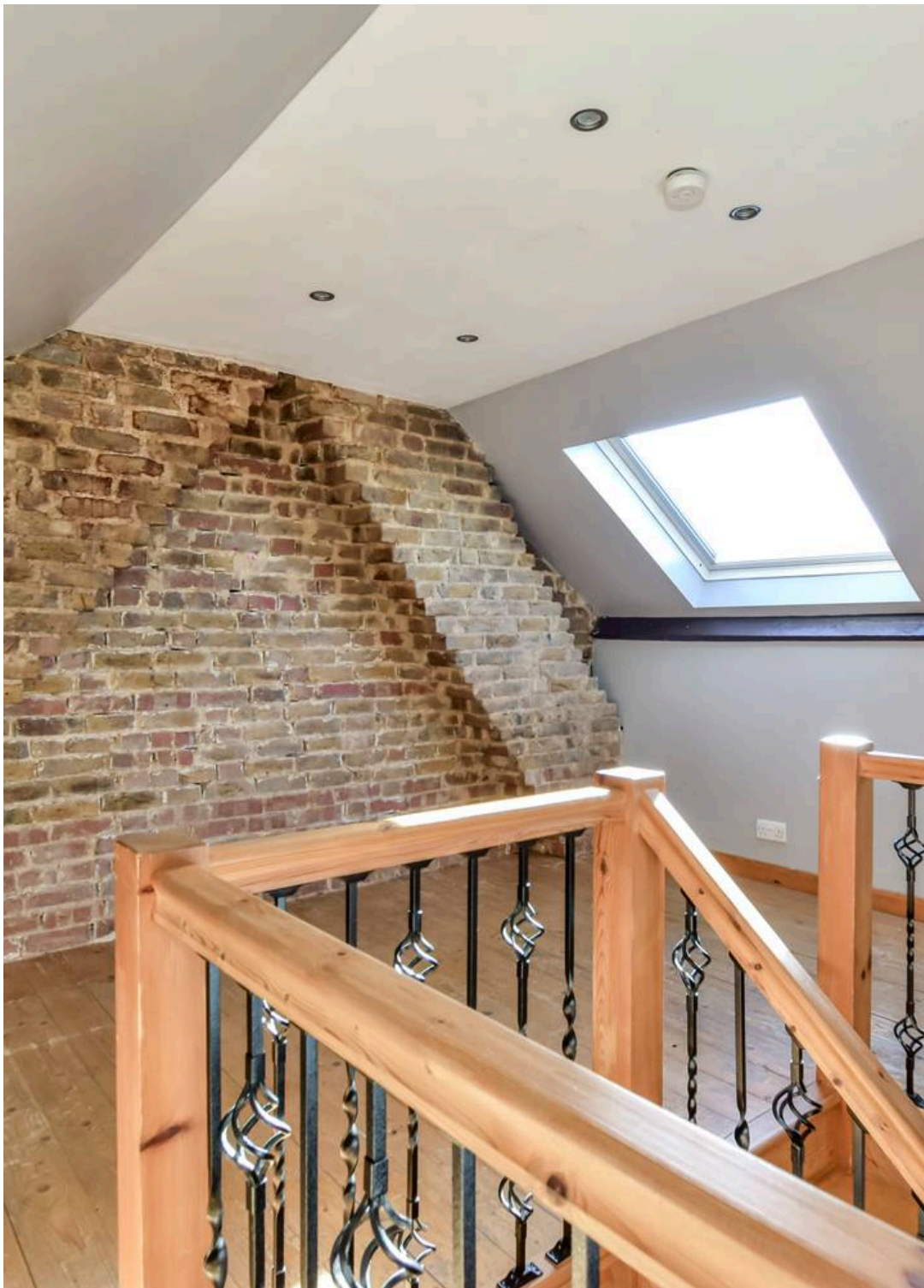




Alexandra Road, Chipperfield
£485,000

proffitt
& holt





Alexandra Road

Chipperfield, Kings Langley

A charming three-bedroom Victorian cottage, ideally positioned within a quiet cul-de-sac in the heart of sought-after Chipperfield. Offered to the market with no upper chain, this delightful end-of-terrace home combines attractive period features with well-presented accommodation throughout.

The property offers a welcoming reception room with bay window and a separate dining room with original fireplace, creating a warm and homely feel, while the well-appointed cottage style kitchen provides access to the rear of the property and the family bathroom.

To the first floor there are two double bedrooms, including a generous principal bedroom benefiting from a refitted en-suite shower room, together with a third double bedroom on the second floor.

Externally, the property enjoys a west-facing rear garden, providing an excellent private outdoor space and plenty of afternoon and evening sunshine. To the front, there is off-street parking for one vehicle.

Situated within a peaceful cul-de-sac, the property is ideally located for the amenities of Chipperfield, whilst also being surrounded by beautiful countryside and excellent local walking routes.





Alexandra Road

Chipperfield, Kings Langley



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. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Upper Chain
- Victorian Cottage
- Quiet Cul-De-Sac In The Heart Of Chipperfield
- Character Features
- Well Presented Throughout
- West-Facing Rear Garden
- 3 Bedrooms
- Refitted En-Suite To Master Bedroom
- Off Street Parking For 1 Car





General Information

EPC – Energy Efficiency Rating: D

EPC – Environmental Impact Rating:

Council Tax Band: D

Tenure: Freehold

Services

For broadband and mobile speeds see:

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

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

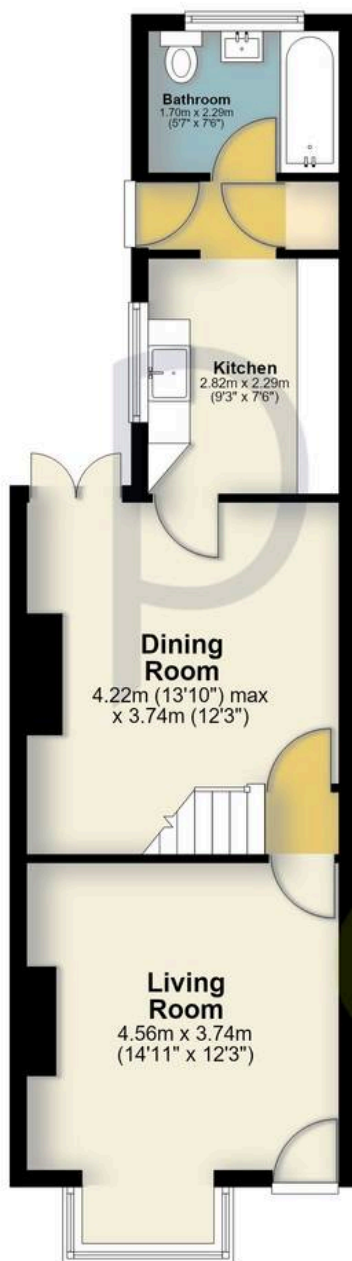
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein





Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



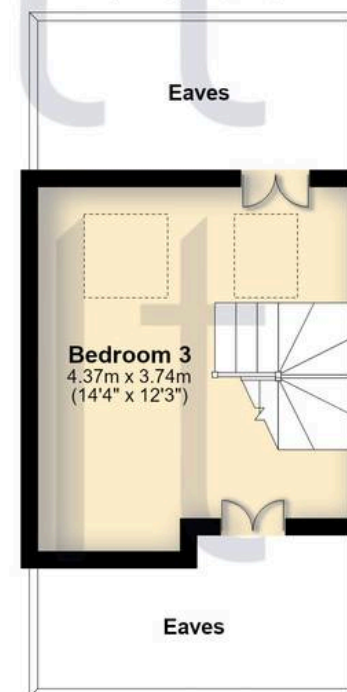
First Floor

Approx. 36.7 sq. metres (395.6 sq. feet)



Second Floor

Approx. 15.5 sq. metres (167.1 sq. feet)
(excluding Eaves, Eaves)



Total area: approx. 95.8 sq. metres (1030.7 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.





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