



# Tower Hill, Chipperfield

In Excess of £700,000

proffitt  
& holt





## Tower Hill, Chipperfield

Kings Langley

Proffitt and Holt are delighted to offer to the market this beautifully presented and extended semi-detached family home within the highly desirable village of Chipperfield, with far reaching views to the front over farmland and rolling woods.

Brought to life by the current vendors, this property has been tastefully upgraded and briefly comprises at ground floor level; entrance hall, living room, kitchen/diner, family room, and utility room with access to cloakroom/WC. To the first floor level there are four well proportioned bedrooms and a 4-piece family bathroom.

Outside, the garden have been landscaped and well-maintained and is both attractive and low maintenance. The property also boasts off-street parking for several vehicles to the front and a home office/studio ideal for those wishing to work from home. To arrange an internal inspection please contact leading local agent Proffitt and Holt.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Chipperfield is one of the most sought after villages in south West Hertfordshire, recently appearing in a Sunday Times article 'The 25 Best Villages in Britain to Live in' with the village's reputable JMI school being highlighted for its excellent results. Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland providing a fabulous amenity for those keen on walking and horse riding. 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. For a more comprehensive range of shopping facilities and amenities the larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively. For the commuter 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.



- Semi Detached
- Tastefully Presented Throughout
- Driveway Parking
- Chipperfield
- No Upper Chain





**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.











Ground Floor

First Floor

BULSTRODE COTTAGES, WD4

APPROX. GROSS INTERNAL FLOOR AREA 1580.35 SQ FT / 146.82 SQ M. INC. HOME STUDIO

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# Proffitt & Holt

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