



Chipperfield Road, Kings Langley
£1,495,000

proffitt
& holt





Chipperfield Road

Kings Langley

Proffitt and Holt are delighted to introduce this impressive four-bedroom detached family home, set on a substantial plot in a highly sought-after location, just a short walk from Kings Langley Common and well-regarded local schools. The accommodation itself is spacious and thoughtfully arranged, offering versatile living for the modern family and measuring in excess of 3,000 sq/ft.

Upon entering, you are welcomed by a generous entrance hall that leads to a series of well-proportioned reception rooms, ideal for both entertaining and relaxing. The heart of the home is a large living room which flows out to the garden and is filled with natural light. The kitchen-breakfast room offers plenty of cupboard and worktop space and leads on to an adjoining utility room. Upstairs, the master bedroom suite features its own dressing area and an en-suite bathroom, as well as access to a large balcony, providing a wonderful vantage point over the gardens. The remaining bedrooms are all generously sized and served by a modern family bathroom.

Externally, you are treated to a wonderful and particularly private South-facing rear garden, measuring in excess of 200ft in length. Mainly laid to lawn, it offers mature hedging and a comfortable patio area that flows out from the house. Side access leads you to the ample frontage, which boasts off street parking for many vehicles, as well as a substantial double garage. The property also benefits from a high spec fully self-contained, detached one-bedroom annexe, perfect for guests, extended family or as a potential income source.

With no upper chain, this immaculately presented home offers immediate move-in potential, while also boasting substantial scope for further extension or reconfiguration (subject to planning permission), allowing buyers to create their dream home.



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Kings Langley village centre has a number of shops catering for many day-to-day requirements, while for a more comprehensive range of shopping facilities and amenities, the larger towns of Watford and Hemel Hempstead are within a drive of five and four miles respectively. For the commuter, Kings Langley mainline station provides a service to London, Euston (a journey time of approximately 30 mins), and Junction 20 of the M25 is a distance of approximately one mile.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached Family Home On A Substantial Plot
- Substantial South-facing Garden Measuring In Excess Of 200Ft
- Detached Fully Self Contained 1 Bedroom Annex
- No Upper Chain
- Master Bedroom Suite With Dressing Area And En-Suite
- Short Walk To Kings Langley Common And Schools
- Large Balcony Overlooking Gardens
- Substantial Potential To Extend (STPP)
- Double Garage and Large Driveway





General Information

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.











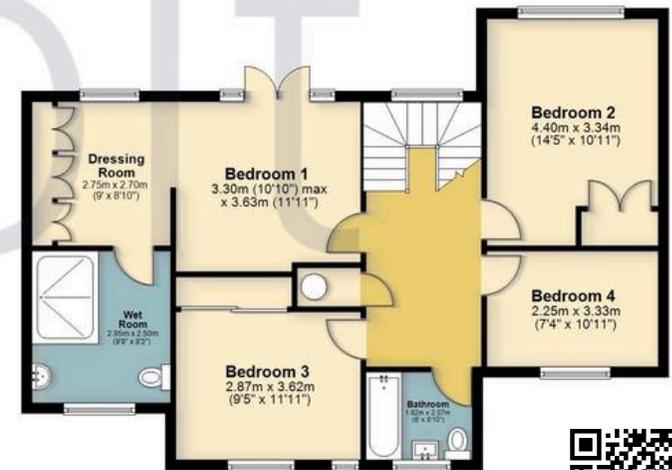
Ground Floor

Approx. 204.0 sq. metres (2195.4 sq. feet)



First Floor

Approx. 79.9 sq. metres (860.6 sq. feet)



Total area: approx. 283.9 sq. metres (3056.0 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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