Chipperfield Road, Kings Langley

Guide Price **£395,000**

proffitt & holt

Friarswood

Chipperfield Road, Kings Langley

NO UPPER CHAIN
Proffitt & Holt are delighted to offer to the market this luxury two bedroom second floor apartment occupying the exclusive Friarswood building positioned on the west side of the village and enjoying beautiful far reaching views in this secluded and quiet location. The property benefits from allocated parking and communal gardens. Each apartment also comes with its own outdoor shed.

Friarswood is a gated development located in a private position on Chipperfield Road in Kings Langley, which aims to offer a new benchmark of living within the village. This apartment has access to two allocated parking spaces, a private outside store, and an expanse of wonderful mature communal gardens which includes a BBQ terrace and allotments for the green-fingered.

Surrounded by panoramic views across beautiful countryside, with a wealth of walks to outstanding local bistro pubs and the security of gated access making for the perfect lock up and leave. Kings Langley village has fast train access to London Euston in just 25 minutes, easy access to the M1, M25, and A41, superfast broadband, great restaurants, and cafes, along with excellent schooling.

Friarswood

Chipperfield Road, Kings Langley

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

Council Tax Band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- NO UPPER CHAIN
- Two Double Bedrooms
- Communal Gardens
- Allocated Parking for Two Cars
- Stunning Far Reaching Views
- Beautiful Family Bathroom
- Gated Development

General Information

Services

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

Fixtures and Fittings

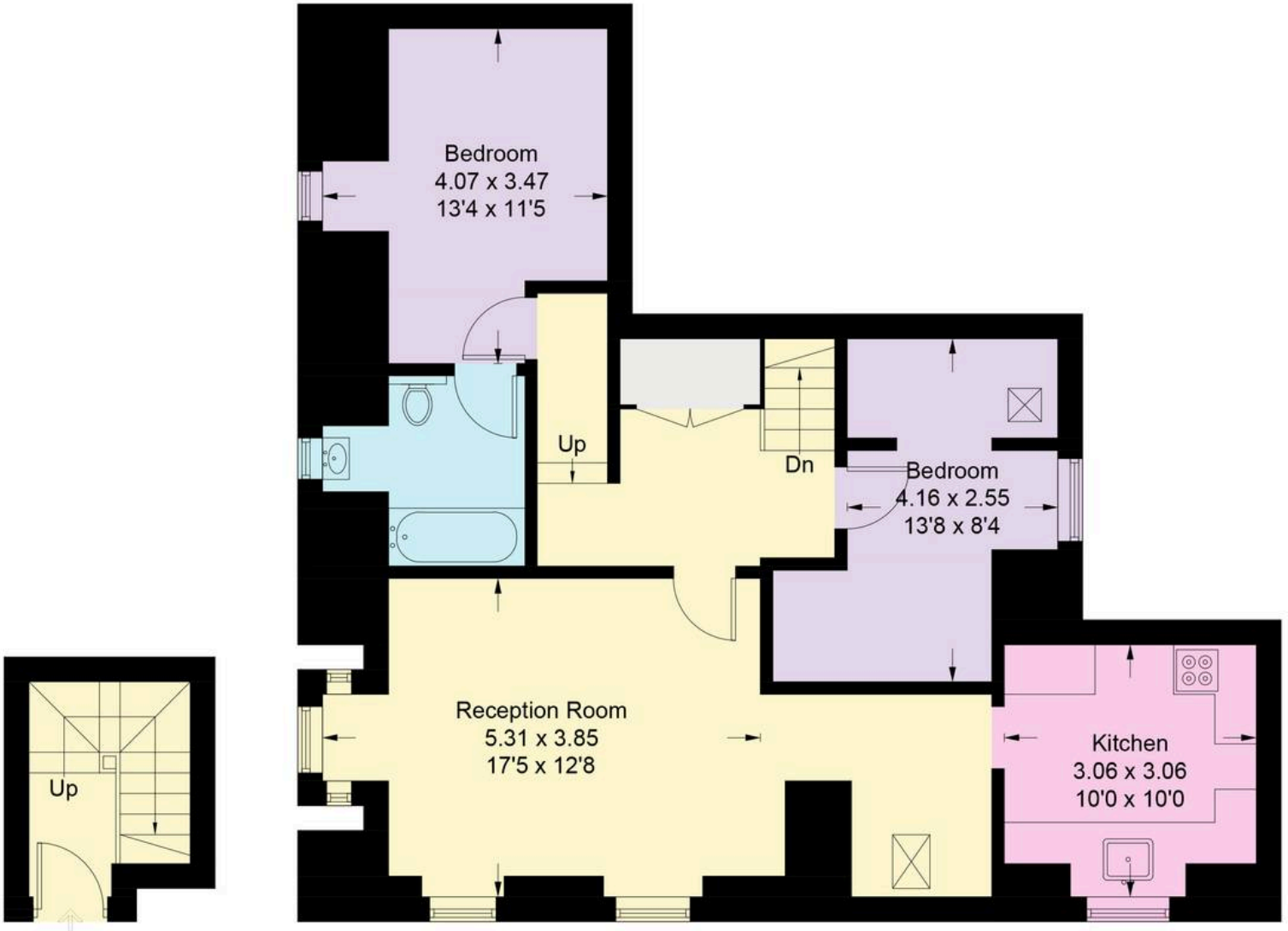
All fixtures and fittings are expressly excluded from the sale,unless specifically mentioned herein. e excluded from the sale,unless specifically mentioned herein.

For broadband and mobile speeds see:

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

Frair's Wood

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft



First Floor **Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID864080)

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