

The Dell, Dunny Lane, Chipperfield

In Excess of £600,000

proffitt & holt



The Dell, Dunny Lane

Chipperfield, Kings Langley

Proffitt and Holt are delighted to introduce this beautifully presented two bedroom end of terrace cottage, situated in the idyllic rural setting of Chipperfield village. This charming property is a wonderful blend of period character and modern comfort, offering a warm and inviting atmosphere from the moment you step inside.

The accommodation itself is spacious and thoughtfully arranged, with a welcoming entrance leading into a delightful living and dining room that immediately impresses, with its exposed beams and a striking inglenook fireplace, perfect for cosy evenings at home. The kitchen is well-appointed and designed with both style and practicality in mind, providing ample storage and workspace for those who love to cook and entertain. Additionally there is a modern garden room. Upstairs, you will find two generous double bedrooms, each tastefully decorated and benefitting from plenty of natural light and vaulted ceilings, creating restful retreats. The family bathroom has been refitted in a traditional style but with contemporary touches, such as a large walk in shower. Character features are evident throughout the home, adding a sense of history and individuality to every room, while the property's immaculate presentation ensures it is ready for immediate occupation. The current owners have maintained the house to a high standard, allowing its original details to shine while introducing modern touches for every-day living. Further benefits include off street parking for convenience and a tastefully landscaped garden made up of well designed seating and lawn spaces. The property enjoys a tranquil position with local walks, pubs and restaurants on your doorstep.

Viewing is highly recommended to fully appreciate the character charm this delightful home has to offer.







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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.

- Character Features Throughout
- Beautifully Presented
- Rural Setting Within The Village Of Chipperfield
- Off Street Parking
- Landscaped Garden
- Exposed Beams And Vaulted Ceilings
- Inglenook Fireplace
- No Upper Chain
- 2 Double Bedrooms



General Information

EPC - Energy Efficiency Rating: E

EPC - Environmental Impact Rating: E

Council Tax Band: E

Tenure: Freehold

Services

Mains electricity, water, gas and drainage are understood to be available to the property. 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/

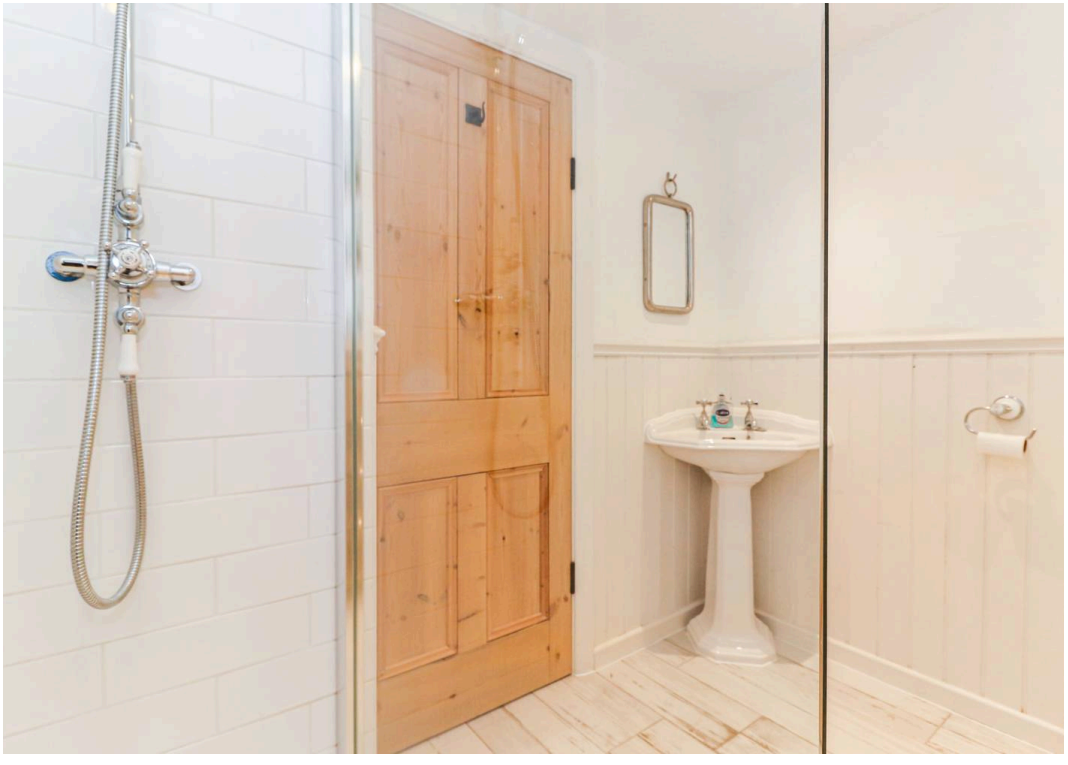
Fixtures and Fittings

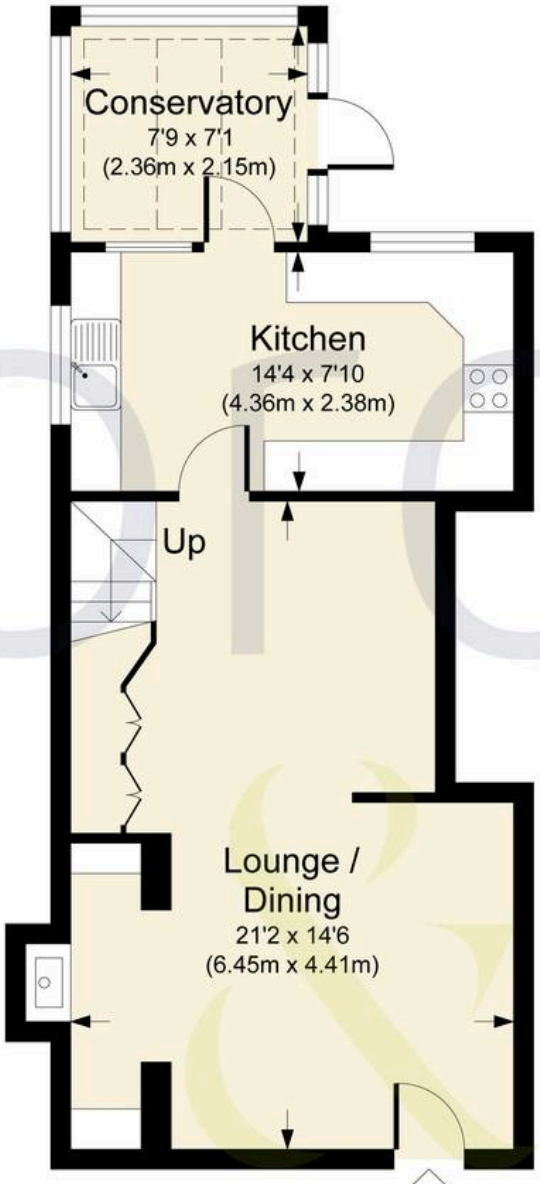
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



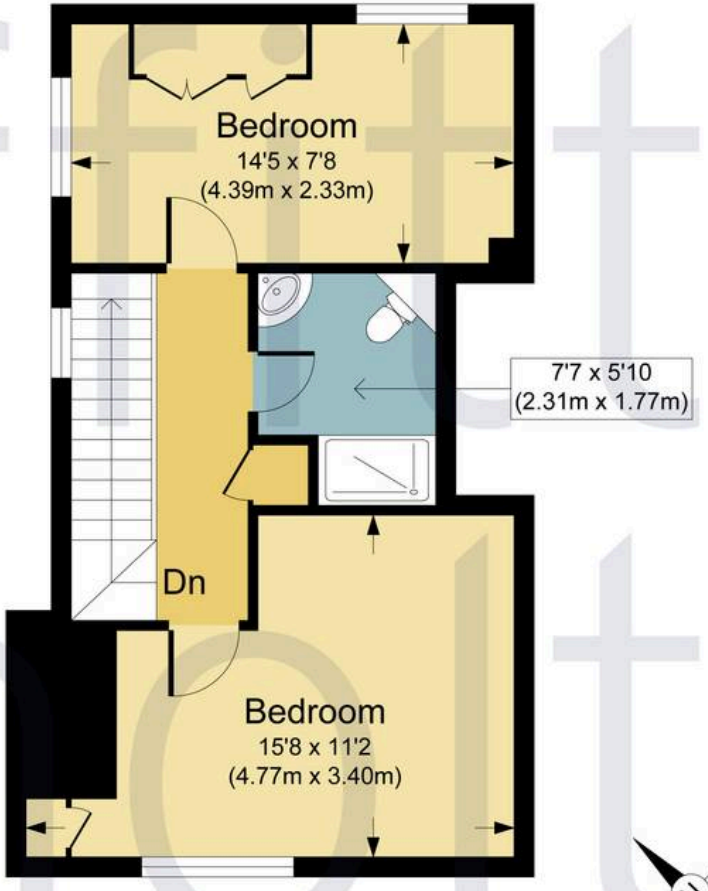




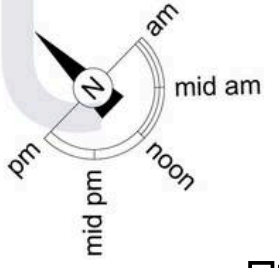




Ground Floor



First Floor



THE DELL, WD4

APPROX. GROSS INTERNAL FLOOR AREA 842.16 SQ FT / 78.24 SQ M

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Proffitt & Holt

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