



Westwood End, Bucks Hill

Guide Price £1,000,000

proffitt  
& holt





## Westwood End

Bucks Hill, Kings Langley

NO UPPER CHAIN. Proffitt and Holt are delighted to offer to the market this attractive three bedroom detached period property located in the highly sought after Bucks Hill area of Chipperfield, offering excellent potential throughout to improve/extend (stpp) and also boasts far reaching views over countryside.

Internally the property offers generous accommodation set over two floors comprising an entrance porch, a spacious dining hall, a double aspect, light and airy living room, a kitchen/breakfast room with rear porch and a downstairs WC to the ground floor. To the first floor there are three well proportioned bedrooms and a family bathroom.

Externally, the property excels with generous front and rear gardens, and the house sits centrally on the plot, benefitting from being well set back from the road and also enjoying idyllic and far reaching views to the rear. There is a driveway to the side of the house which in turn leads through to a double garage to the rear, providing ample parking for this unique and rarely available period property.

To arrange an internal inspection please contact leading local agents Proffitt and Holt.

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D



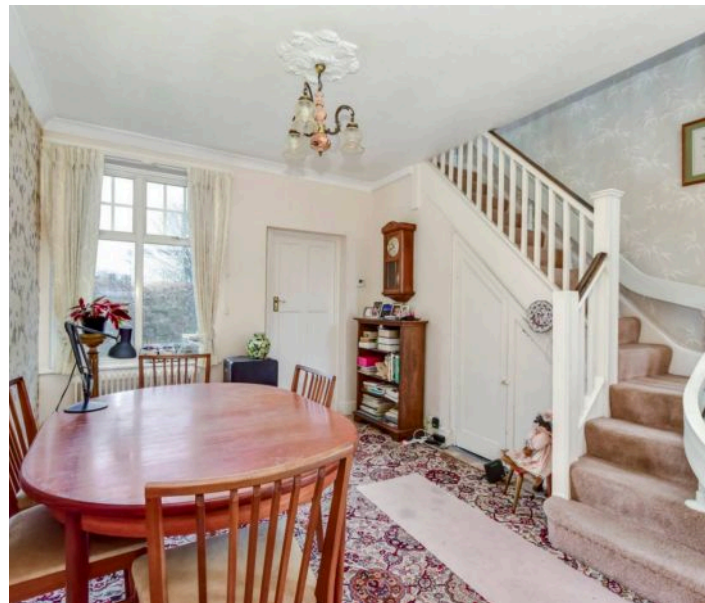


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Chipperfield is one of the most sought-after villages in south west Hertfordshire, with over 100 acres of woodland and a reputable JMI school, which is highlighted for its excellent results. There are many active sports and social groups, four popular 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, Chorleywood Met line is 3 miles, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away.

- Three Bedrooms
- Detached
- Double Garage
- NO UPPER CHAIN
- Bucks Hill
- Sought After Location
- Backs onto Fields
- Excellent Potential (STPP)
- Attractive Period Property
- Generous Plot





***For broadband and mobile speeds see:***

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

## **General Information**

### **Services**

The property is connected to mains electricity, gas plus mains drainage and has gas central heating with a new boiler installed in January 2025. Telephone is subject to telephone installer's transfer regulations.

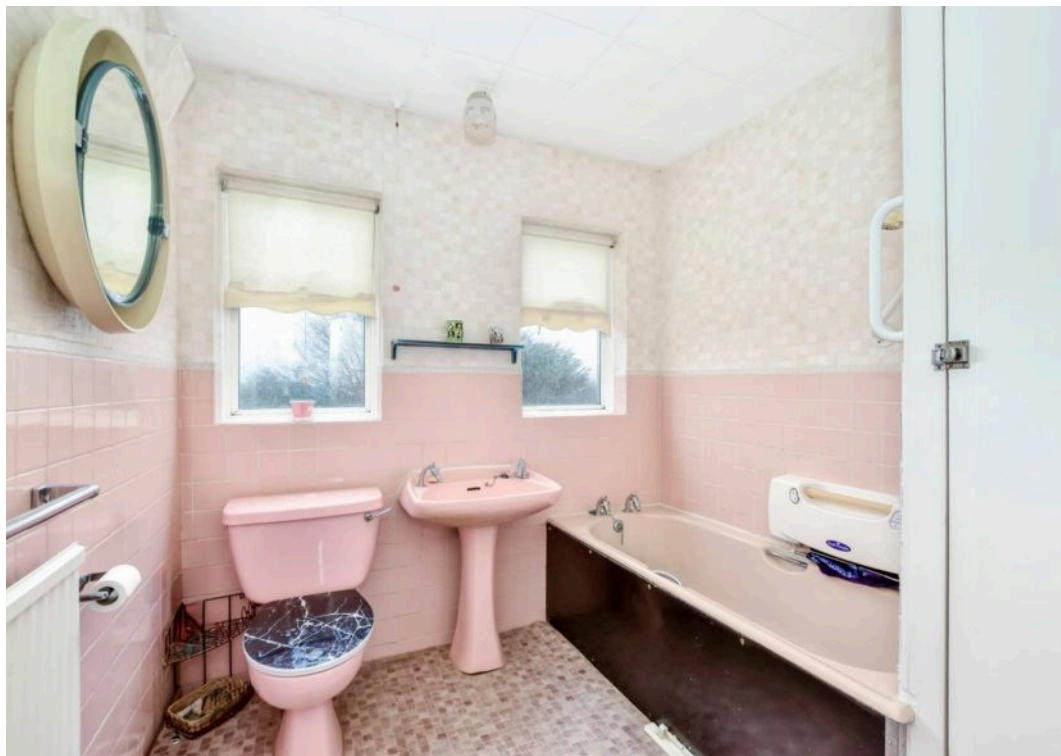
### **Fixtures and Fittings**

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



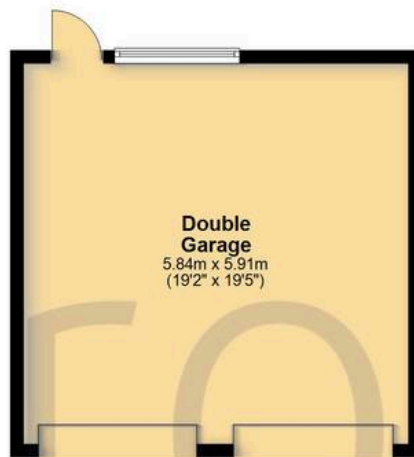






## Ground Floor

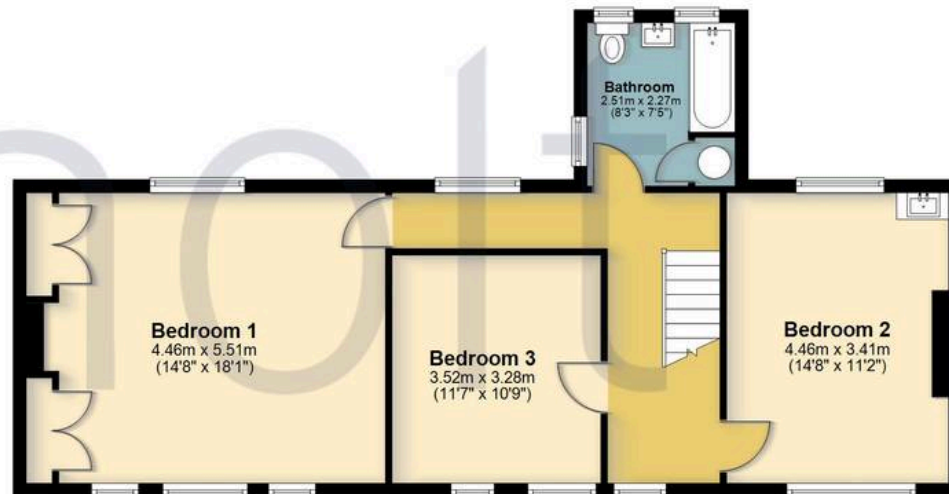
Approx. 113.3 sq. metres (1219.6 sq. feet)



**Double  
Garage**  
5.84m x 5.91m  
(19'2" x 19'5")

## First Floor

Approx. 69.6 sq. metres (749.5 sq. feet)



**Bedroom 1**  
4.46m x 5.51m  
(14'8" x 18'1")

**Bedroom 3**  
3.52m x 3.28m  
(11'7" x 10'9")

**Bedroom 2**  
4.46m x 3.41m  
(14'8" x 11'2")

**Bathroom**  
2.51m x 2.27m  
(8'3" x 7'5")



**Living  
Room**  
4.46m x 6.70m  
(14'8" x 22')

**Dining  
Hall**  
4.46m (14'8")  
x 3.85m (12'8") max

**Kitchen/Breakfast  
Room**  
4.45m x 3.41m  
(14'7" x 11'2")

**Porch**  
1.84m x 2.34m  
(6' x 7'8")

**Rear  
Porch**  
1.50m x 2.80m  
(4'11" x 9'2")

**WC**

Total area: approx. 182.9 sq. metres (1969.2 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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