



Nunfield, Chipperfield

In Excess of £650,000

proffitt
& holt





Nunfield

Chipperfield, Kings Langley



Proffitt and Holt are delighted to offer to the market this rarely available three/four bedroom semi detached family home situated in the heart of one of Hertfordshire's most desirable villages, Chipperfield.

Set within a desirable and peaceful village location and backing directly onto open fields, this spacious semi-detached family home offers flexible and versatile accommodation set over two floors, ideal for modern family living.

As you enter the property there is a welcoming, light-filled reception room boasting a charming wood-burning stove and stairs to the first floor. Off the reception room is the kitchen, which offers a good range of hand-built wooden fitted units and ample space for a kitchen table and chairs. From the kitchen there is access to a ground floor WC, a practical utility area and side access.

French doors lead from the kitchen into a large, bright conservatory, creating an excellent additional living space, with further French doors opening directly onto the garden. Completing the ground floor is a generous double bedroom with the benefit of an en-suite shower room, making it ideal as a guest suite, principal bedroom, or home office if required.

Upstairs, there are three well-appointed bedrooms, all featuring fitted wardrobes, along with a family bathroom.

Externally, the property boasts an attractive and private rear garden, mainly laid to lawn with mature shrubs and hedging, a patio area ideal for outdoor dining, a garden studio/home office and the added advantage of backing onto open fields, providing both privacy and a pleasant outlook.



Nunfield

Chipperfield, Kings Langley

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. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Three/Four Bedrooms
- Backing Onto Open Fields
- Semi Detached
- Sought After Village, Chipperfield
- Excellent Transport Links within Close Proximity
- Ground Floor Bedroom with En Suite
- Garden Studio/Home Office
- Close to Amenities and Chipperfield Common
- Further Potential to Improve/Extend (stpp)
- Conservatory





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.

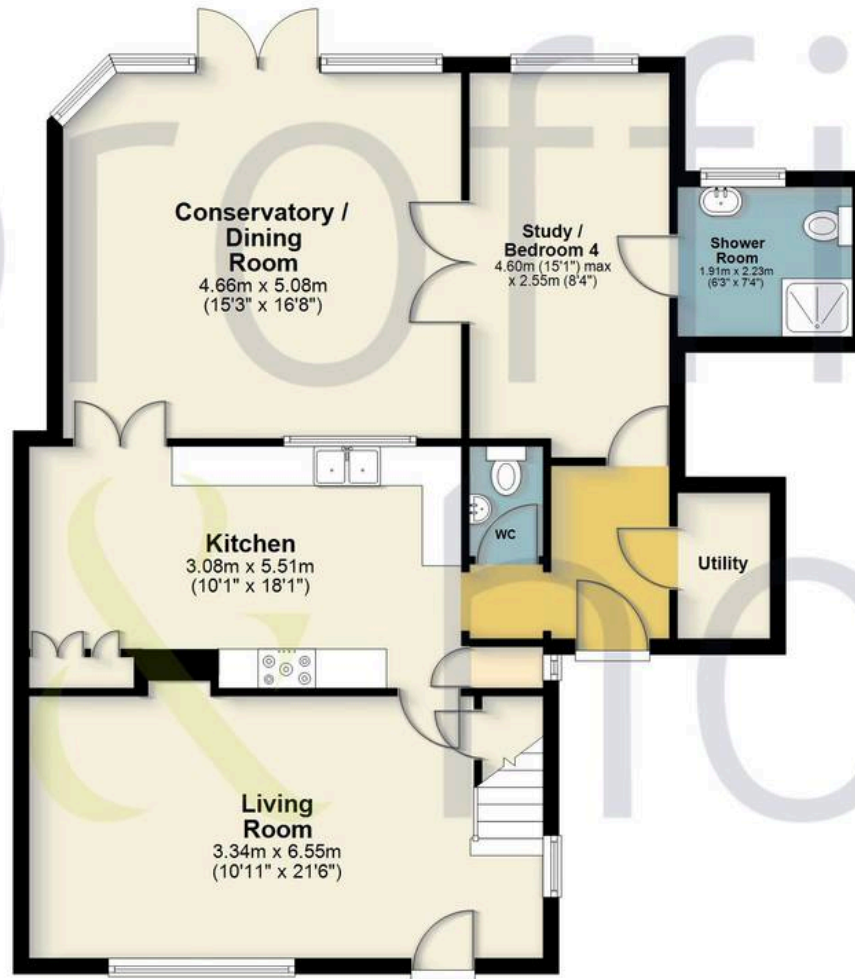






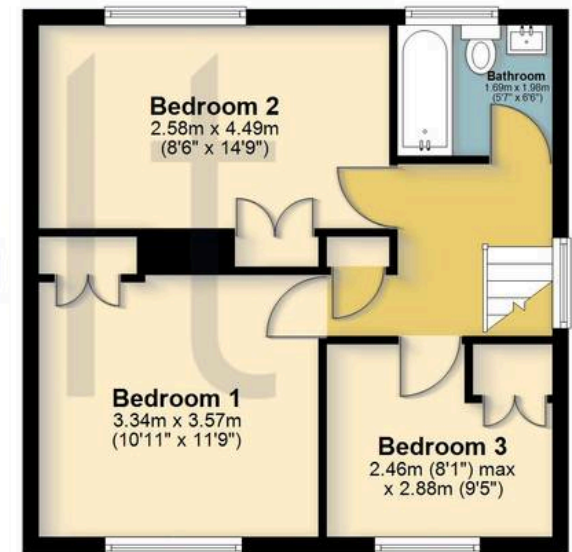
Ground Floor

Approx. 105.9 sq. metres (1140.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



Total area: approx. 148.7 sq. metres (1601.1 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

41 High Street, Kings Langley - WD4 8AB

01923 270333 • stlangleys@proffitt-holt.co.uk • www.proffitt-holt.co.uk/

