



The Common, Chipperfield  
£725,000

proffitt  
& holt





## The Common

Chipperfield, Kings Langley

NO UPPER CHAIN. Proffitt and Holt are delighted to offer to the market this rare opportunity to acquire a three bedroom, two bathroom detached dwelling set in one of the most sought after locations within the highly desirable village of Chipperfield. Tucked away and approached via a driveway, this property offers both privacy and convenience being set directly opposite the village common and all its local amenities. The property also offers a wealth of potential to extend (stpp)

The property has a rustic charm and boasts an array of character features, including exposed oak beams, an original exposed brick fire and hearth in the dining area, a vaulted ceiling in the kitchen and a bay window (with seat) in the living room.

Internally, the property comprises entrance hall, living room, study, kitchen, dining room, conservatory and double bedroom three (with own en suite) to the ground floor. The first floor houses a further two double bedrooms and a family four-piece bathroom. All bedrooms have built in wardrobes.

Externally, the property boasts a well tended and low maintenance south facing garden which is mainly laid to lawn, but also comprises a generous paved patio seating area as well as a large gravel area which is approached via the narrow driveway to the front.

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

Council Tax Band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D





## The Common

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.

- Detached Period Property
- Sought After Location
- NO UPPER CHAIN
- Prime Location in Chipperfield - just off the common
- Excellent Potential
- Very Private
- Two Separate Reception Rooms
- 3 Bedrooms and 2 Bathrooms
- Original Part of the Property Dates Back Over 200 Years
- Conservatory & South Facing Garden





## General Information

### Services

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

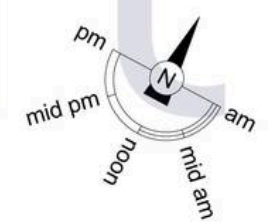
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

*For broadband and mobile speeds see;*

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







**INGLENOOK, THE COMMON, WD4**

APPROX. GROSS INTERNAL FLOOR AREA 1481.86 SQ FT / 137.67 SQ M.

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# Proffitt & Holt

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