



Chestnut Close, Langley Road, Chipperfield

Guide Price £625,000

proffitt
& holt





Chestnut Close, Langley Road

Chipperfield, Kings Langley



NO UPPER CHAIN. Situated in the heart of the ever-popular village of Chipperfield, this well-presented three-bedroom semi-detached property offers modern accommodation, a generous rear garden and far-reaching views across open countryside to the front. Listed with leading local estate agents Proffitt & Holt, the property provides a versatile layout suited to a range of needs, together with the added benefit of three allocated off-road parking spaces. Built in 2021, the house has been very well maintained by the current owners and is presented in excellent condition.

The entrance hall provides a welcoming introduction to the home, with access to the ground-floor rooms and stairs leading to the first floor. The kitchen, supplied by local company Luke Jones Furniture, is fitted with a range of wall and base units, complemented by stone work surfaces and integrated appliances. A spacious reception room offers flexibility for modern living, with ample room for separate living, dining and home-working areas, as currently arranged. Bi-fold doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces, while integrated ceiling speakers provide an additional feature. A ground-floor cloakroom completes the accommodation on this level. On the first floor, a spacious landing leads to three bedrooms. The principal bedroom is a comfortable double, complete with fitted wardrobes and an en-suite shower room and there is the added benefit of a separate family bathroom also to this level - meaning the property is offered with three toilets in total. The second bedroom is also a good-sized double and benefits from built-in wardrobes, while the third bedroom offers flexibility for use as a nursery, guest room or home office.

At the front of the property, a pathway runs through the lawned garden to the entrance. The house enjoys an open outlook across the surrounding countryside, with the far-reaching views particularly noticeable from the first floor. The rear garden is enclosed by fencing and is predominantly laid to lawn, with two patio areas providing space for outdoor dining and relaxation. One patio sits directly behind the house, while the second is positioned towards the bottom of the garden, offering the opportunity to enjoy the sunshine at different times of the day. Three allocated off-road parking spaces complete the property's outside features.



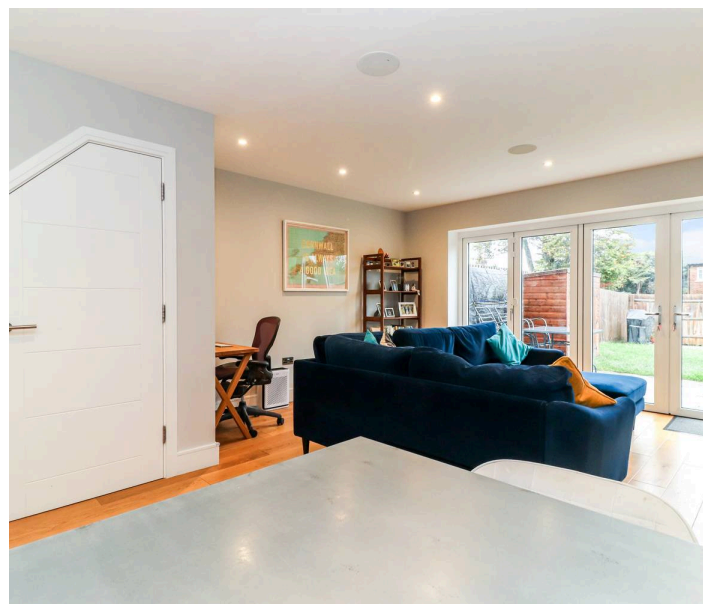
Chestnut Close, Langley Rd

Chipperfield, Kings Langley

Chipperfield is one of the most sought after villages in south West Hertfordshire, with the village's reputable JMI School.

Chipperfield is also set within some of the most picturesque countryside in the county with over 100 acres of woodland providing a fabulous amenity for those keen on walking and horse riding. There are many active sports and social groups within the village, four popular pubs and 'the village club' Blackwells which has busy a café/bar and bistro.

The larger towns of Watford and Hemel Hempstead are within 7 and 6 miles drive respectively. Kings Langley mainline station provides a service into London (Euston approx. 30 mins) and Junction 20 of the M25 is approx. 3.5 miles distant.



- Three Bedrooms
- Modern Build (2021)
- Three Allocated Parking Spaces
- Sought After Location – Chipperfield
- En-Suite to Master Bedroom
- Two Bathrooms
- Separate WC





General Information

EPC – Energy Efficiency Rating: B

EPC – Environmental Impact Rating: B

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

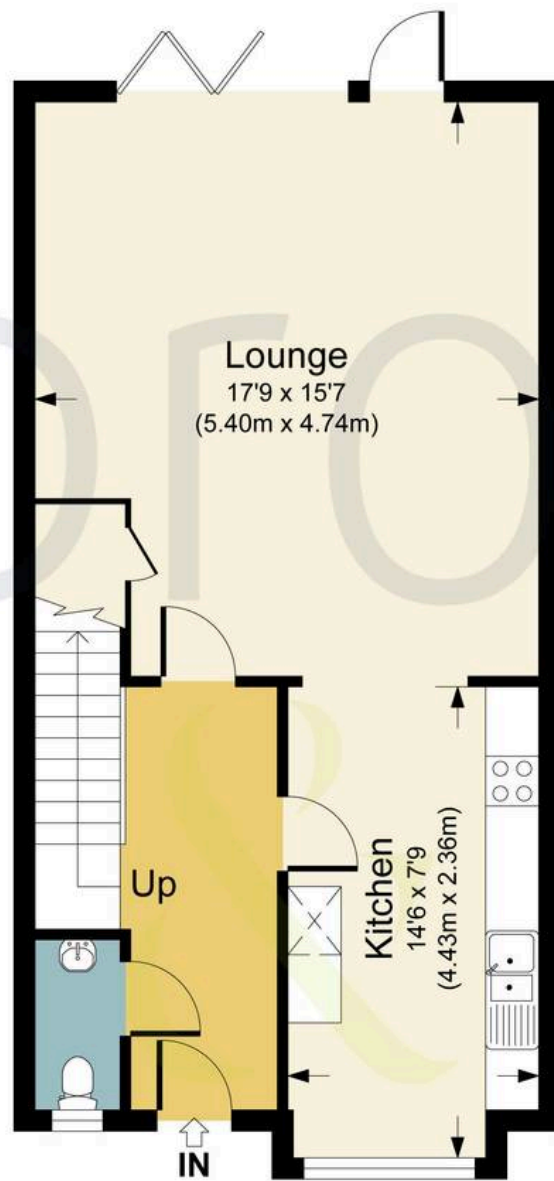
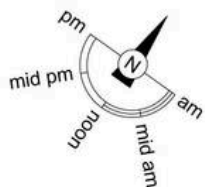
All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.



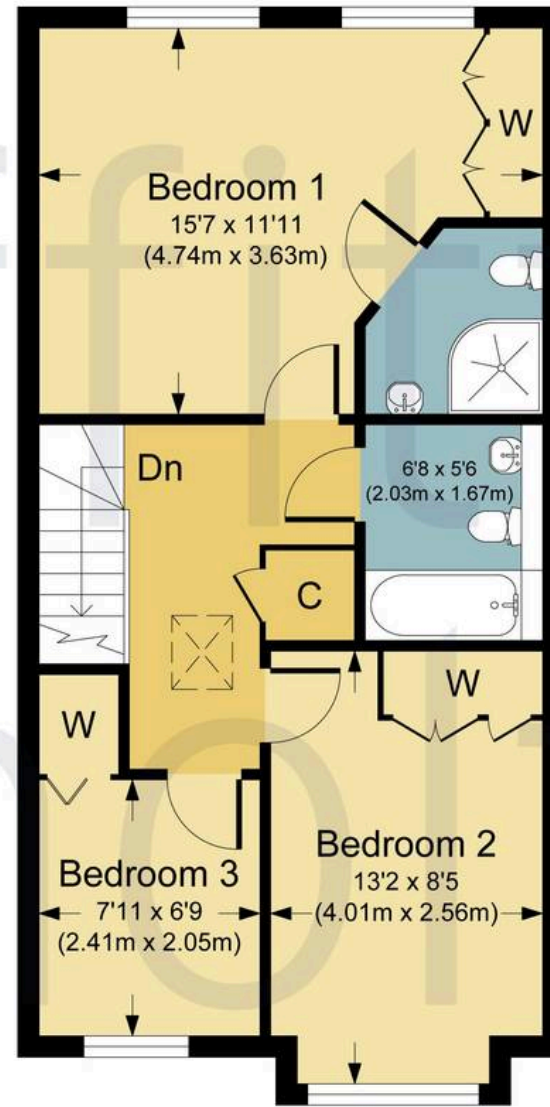








Ground Floor



First Floor

CHESTNUT CLOSE, WD4

APPROX. GROSS INTERNAL FLOOR AREA 998.89 SQ FT / 92.80 SQ M.

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