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# Temptation comes in many forms...



# Kings Langley

GUIDE PRICE

£750,000

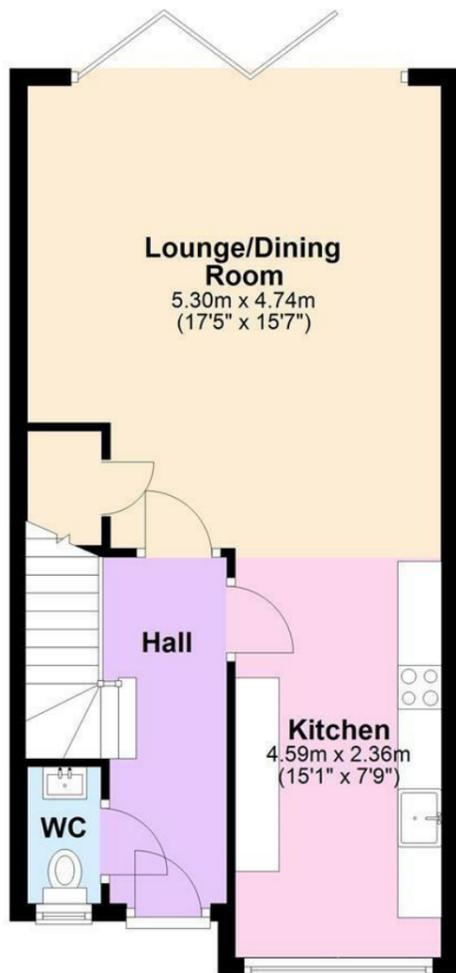
Built in 2021 and maintained in show home condition by the current owners is this three bedroom semi-detached property. Situated within the heart of the ever-popular village of Chipperfield the property offers spacious and flexible accommodation alongside a generous garden, three allocated off-road parking spaces and far-reaching views over open countryside to the front.



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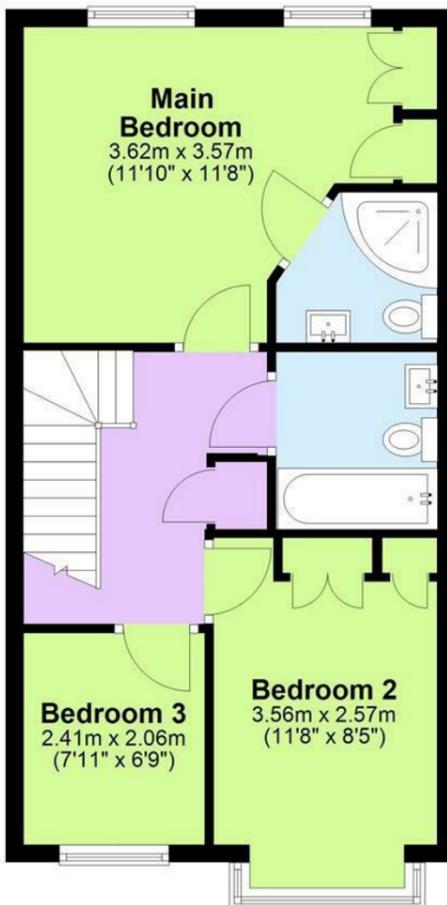
## Ground Floor

Approx. 41.6 sq. metres (448.1 sq. feet)

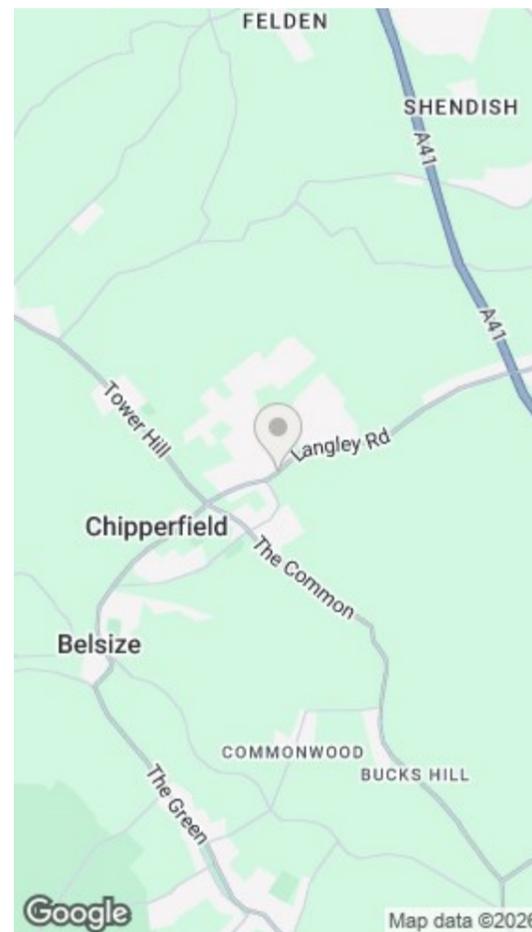


## First Floor

Approx. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 86.5 sq. metres (931.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	94		

Energy Efficiency Rating: 83 (Current), 94 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), A (Potential).



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A well presented and spacious three bedroom family home in the heart of this popular village.



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#### The Ground Floor

On entering the house a bright entrance hall gives access to all ground floor accommodation and has stairs rising to the first floor. The high quality kitchen by local supplier 'Luke Jones Furniture' is fully fitted with a range of base and eye level units with stone worktops and integrated appliances. The Reception room is a large room with plentiful space for different zones and is currently utilised as a living room, dining room and study space. Bifold doors open to the rear garden and integrated speakers in the ceiling. The WC completes the ground floor accommodation.

#### The First Floor

A spacious landing gives access to all first floor accommodation. The main bedroom is a well-sized double with built-in wardrobes and an ensuite shower room. The second bedroom is also a good sized double with built-in wardrobes whilst the third is ideal for use as a nursery or home office.

#### The Outside

To the front a footpath leads through the lawned front garden leading to the front door. The rear garden is enclosed by fencing and is mostly laid to lawn with two patios - one directly to the rear of the property and one at the bottom of the garden allowing the dedicated sun-worshipper to 'chase' the sun throughout the day. There are also three allocated parking spaces. To the front of the property are far-reaching views over countryside which are best enjoyed from the first floor.

#### The Location

One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities.

Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley. There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School. The village primary school, St. Paul's CofE, is OFSTED 'Good' rated and the local secondary, Kings Langley School, is OFSTED 'Good' rated. The property is also within the catchment area for the OFSTED 'Outstanding' rated St Clement Danes Secondary School.

#### Agent's Information for Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be successful. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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