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**Kings Langley**

GUIDE PRICE £550,000

# Kings Langley

GUIDE PRICE

£550,000

Located in the heart of the popular Hertfordshire village of Chipperfield is this charming brick and flint cottage. Offered to the market in superb order throughout and having been lovingly maintained by the current owner the property offers spacious and flexible accommodation. Externally the property boasts pretty cottage style front and rear gardens as well as a driveway providing parking for two vehicles.



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Total area: approx. 94.5 sq. metres (1017.1 sq. feet)



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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England & Wales	



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A well presented and spacious three bedroom brick and flint cottage in the heart of this popular Hertfordshire village.



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#### Ground Floor

The property is accessed via a useful porch - ideal for kicking off muddy boots and wet jackets after enjoying one of the multitude of local country walks. A hallway provides access to the living/dining room and the kitchen, as well as a large cupboard. The living dining room is a light-filled space with wood burning stove and stairs rising to the first floor. The kitchen is fitted with a range of units and offers sufficient space for a small breakfast table and a pantry/utility cupboard. From here an opening leads you to the garden room - another dual aspect room that is flooded with natural light. A useful WC completes the ground floor accommodation.

#### First Floor

The landing leads to all three bedrooms and the bathroom. The main bedroom is to the front of the property and is a generous double bedroom. Bedrooms two and three are good sized single bedrooms and the bathroom is fitted with a white three -piece suite comprising low-level WC, wash hand basin and shower cubicle.

#### Outside

The front of the property has a small, cottage style garden and a gravelled driveway providing parking for at least two vehicles. The rear garden is laid mostly to lawn and is edged by mature borders planted in a cottage style. A patio area is directly to the rear of the property and there is also a useful timber summer house.

#### 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.

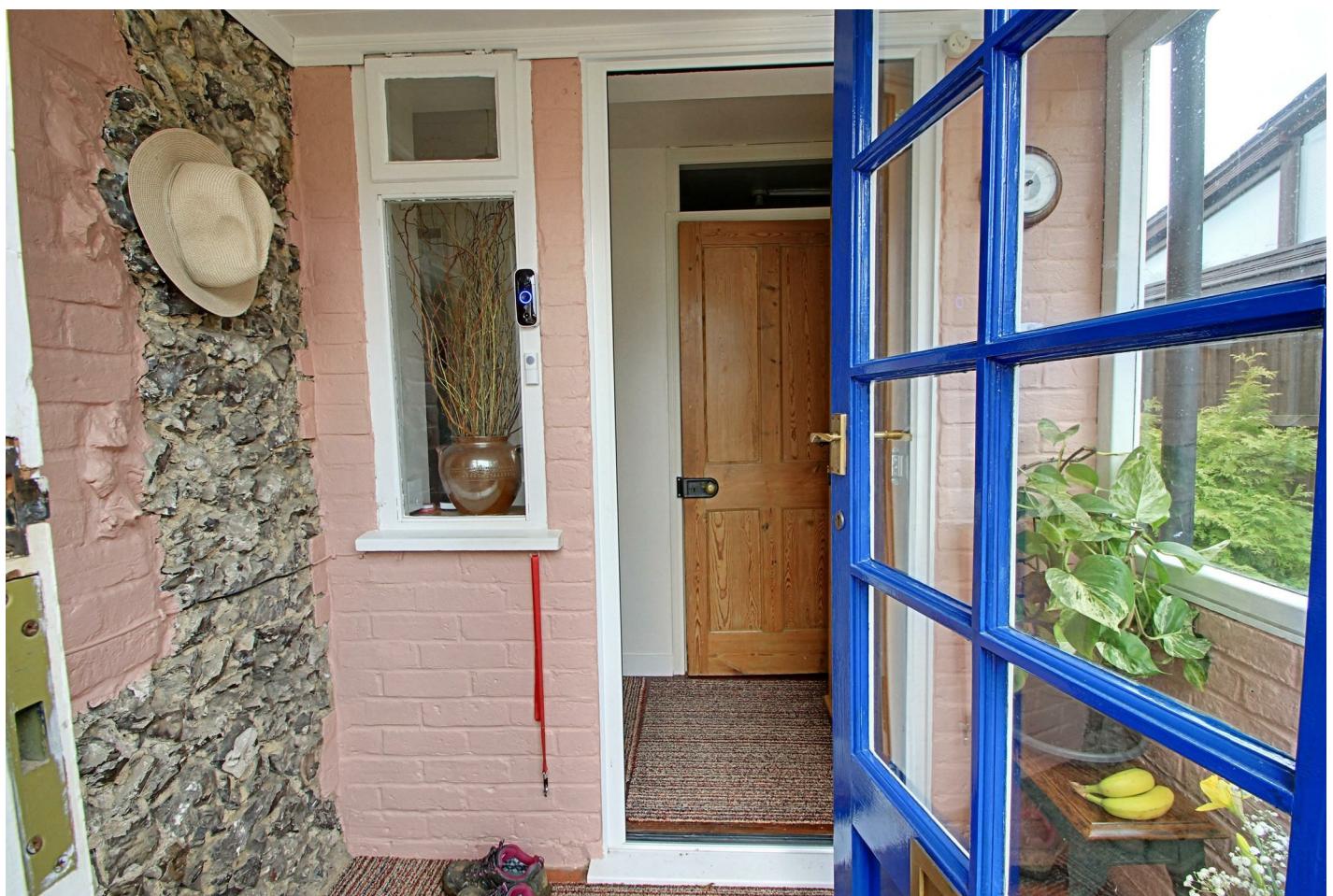
There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School.

#### 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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