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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...

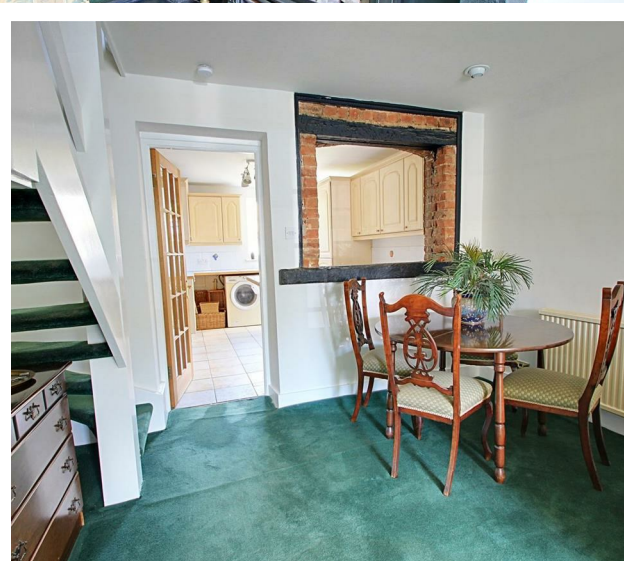


# Chipperfield

GUIDE PRICE

£475,000

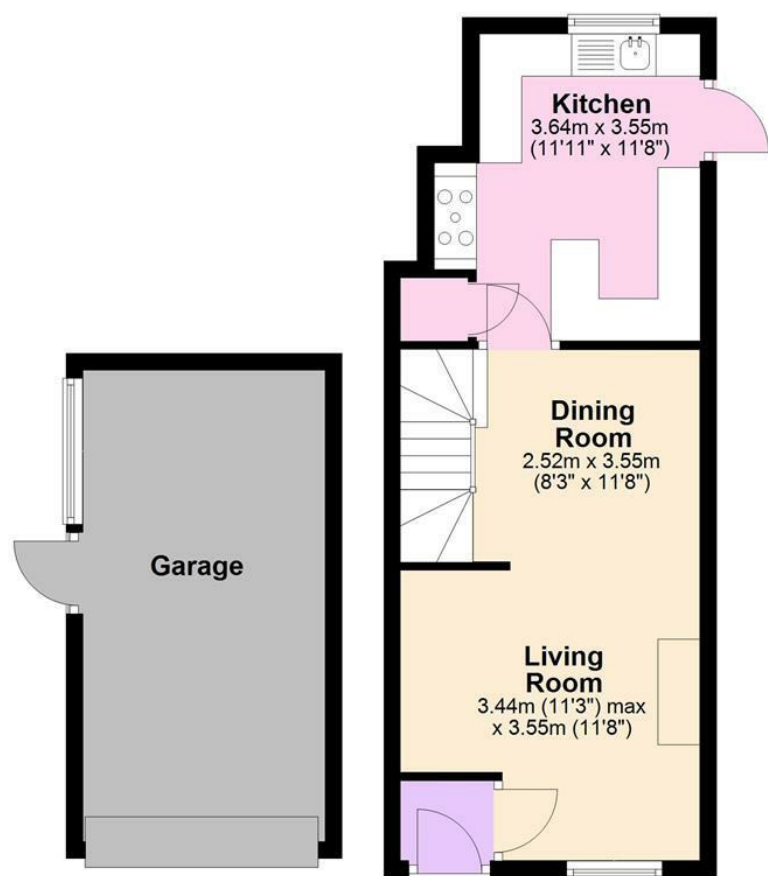
Situated in the heart of this prestigious Hertfordshire village is this two double bedroom character cottage. Offered to the market in need of some decorative modernisation the property offers well proportioned accommodation throughout, a private rear garden and a detached rear garage, ideal for storage or potential conversion to a summer house/home office (STNP).



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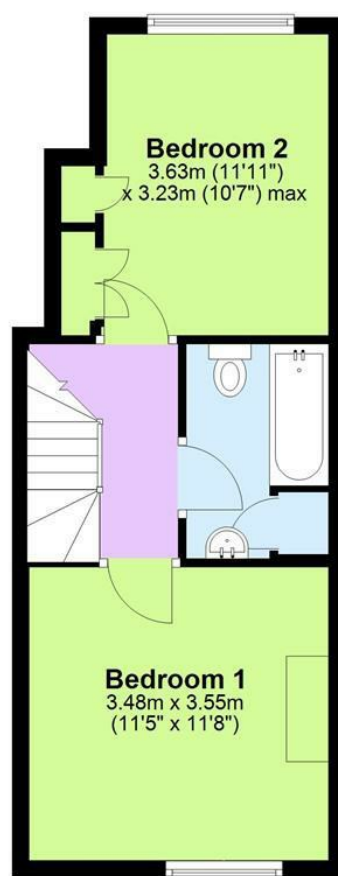
## Ground Floor

Approx. 48.8 sq. metres (525.7 sq. feet)

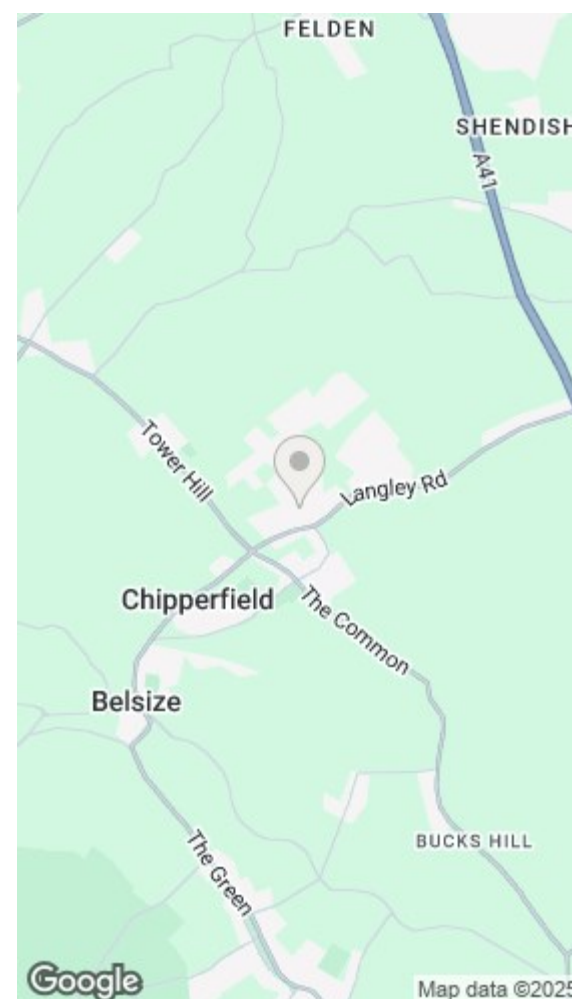


## First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	77	EU Directive 2002/91/EC	43
England & Wales		England & Wales	





A spacious two double bedroom cottage in the heart of this prestigious Hertfordshire Village.



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**Ground Floor**  
On entering the house and traversing through the useful entrance porch you find yourself in the open-plan living/dining room - a characterful room with exposed brick walls, exposed beams and feature fireplace. From the dining room stairs rise to the first floor and a door opens into the kitchen which is an undoubted feature of this home being of an exceptional size for a character cottage with plentiful work-top space and storage as well as a breakfast bar.

**First Floor**  
From the landing doors open to all first floor accommodation. Both bedrooms are well sized comfortable double bedrooms and the family bathroom is fitted with a white three piece suite comprising WC, wash hand basin and bath.

**Outside**  
The front of the property is behind a retaining wall with footpath access to the front door and could be converted into off road parking (STNP). The rear garden is laid mostly to lawn and is bordered with a mixture of fencing and brick walls. A courtesy door opens to the garage which provides useful storage and could be repurposed to a workshop or home office.

**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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