

Chantry View

Chipperfield | Hertfordshire

binks



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Three double bedroom property built to a high specification on a select development of just four individual homes. Tastefully designed with a brick and flint exterior and set over three floors, this unique home benefits from fitted kitchen with built-in appliances, living/dining room, study, utility room, en-suite to master, family shower room, en-suite WC, garden and off street parking. The property is located in the sought after village of Chipperfield with its attractive common, woods and a selection of amenities. Offered to the market with remaining warranty and chain free.

ACCOMMODATION

- Entrance Hall
- Downstairs WC
- Utility Room
- Living / Dining Room
- Kitchen
- Study
- Three Double Bedrooms
- En-suite Bathroom
- Shower Room
- En-suite Toilet

SPECIFICATION

- Beautiful carpentry to hall and flooring
- High specification interior
- Shaker style fitted kitchen
- Fully integrated speaker solution
- Attractive and thoughtfully designed development
- Mainly laid to Lawn Garden and patio to rear
- Off street development parking for two vehicle

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Chipperfield is an attractive Hertfordshire village situated between the larger towns of Hemel Hempstead and Watford. As well as the pretty Common, there is a selection of local shops including a delicatessen and post office, and a village hall and cricket club. For families there is an excellent range of schooling in both the state and private sector.



The area has wide range of leisure facilities within easy reach including walks on the Chess Valley, cycle routes and further entertainment at local cinema and skiing complex at Hemel Hempstead.



For commuters, the nearby Kings Langley mainline stations offer services into London Euston. Alternatively, nearby Chorleywood provides a convenient service via the Metropolitan line into the City or Chiltern Line into Marylebone.



The M25 (Junctions 17 & 18) and M1 (Junction 8) are a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

THE PROPERTY:

Entrance hall with oak staircase to first floor, inset ceiling spotlights.

Downstairs cloakroom with low level WC, wash hand basin, inset ceiling spotlights.

Living/dining room with solid oak flooring, feature corner fireplace, double glazed doors to garden, double glazed window to rear aspect, inset ceiling spotlights.

Kitchen with range of shaker style cabinets and drawers, stainless steel gas range cooker, extractor hood, one and a half bowl stainless steel sink with chrome mixer hose tap, American style double fridge/freezer, built-in dishwasher, tiled splashbacks, double glazed window to front aspect, tiled flooring, inset ceiling spotlights and under cabinet lighting.

Study is dual aspect with double glazed windows to the side and rear.

Utility room with double glazed windows to the front and side.

First Floor:

First floor landing with double glazed window to front aspect.

Bedroom One with double glazed window to rear aspect, inset ceiling spotlights, period style radiator.



Bedroom Two with double glazed window to front aspect, inset ceiling spotlights, period style radiator.

Fully tiled family shower room with low level WC, ceramic sink with chrome mixer taps, shower cubicle, inset ceiling spotlights.

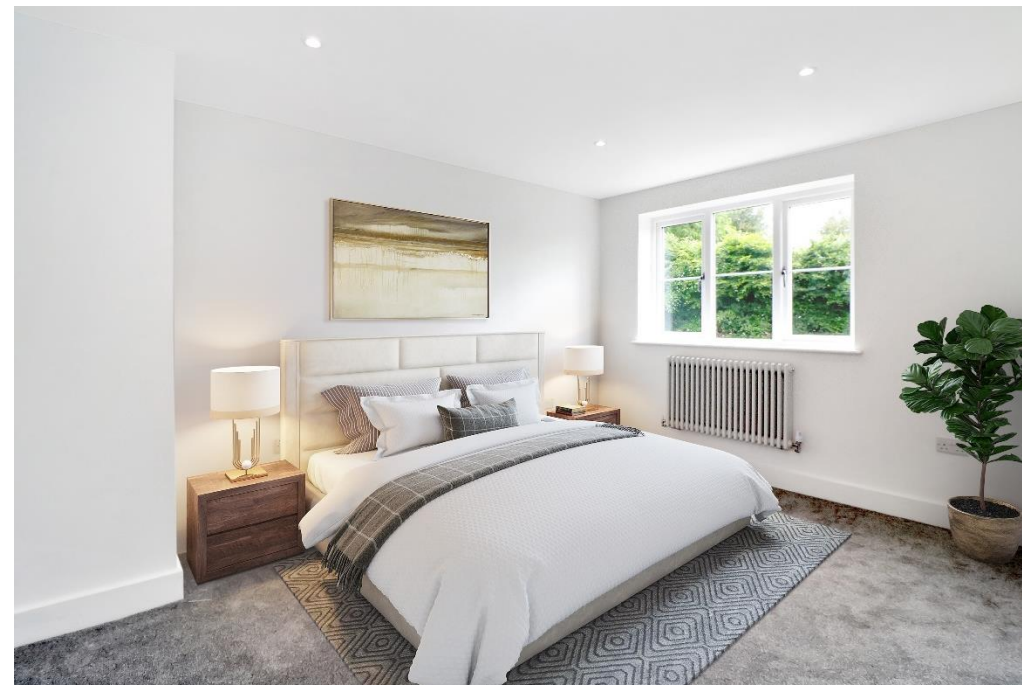
Door with stairs to second floor.

Second Floor:

Bedroom Three with feature arched double glazed window to side aspect, inset ceiling spotlights, period style radiator, eaves storage, Velux window.

Tiled en-suite toilet with low level WC and wash hand basin.





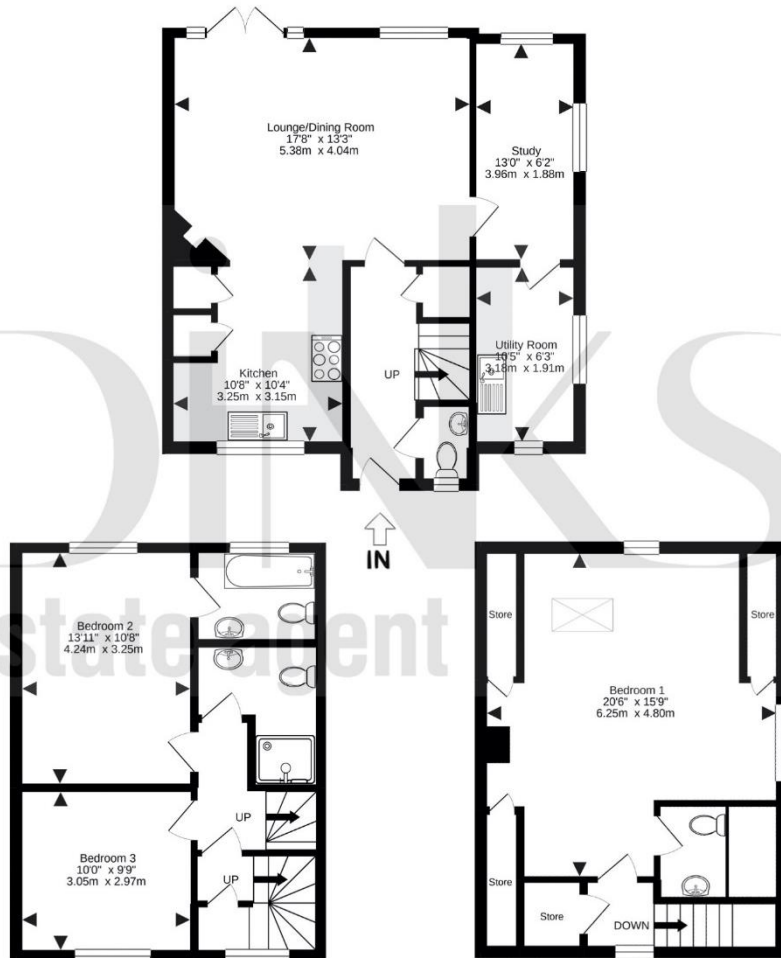
EXTERNALLY:

South Facing rear garden with patio, brick built wall with wrought iron fence, steps with handrail up to lawned area, outside light and tap.

Private courtyard setting with attractive flower beds to front, allocated parking and storage shed.

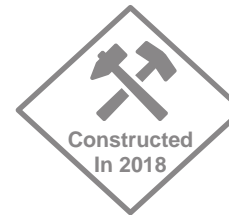
**Chantry View, Chapel Croft, Chipperfield,
Hertfordshire, WD4 9EH**

**Approx. Gross Internal Area
134 Sq M – 1442 Sq Ft**



OTHER IMPORTANT DETAILS

- TENURE: FREEHOLD
- POSTCODE: WD4 9EH
- DACORUM COUNCIL - COUNCIL TAX BAND E - £2,384.97 (FOR THE PERIOD APRIL 2021 TO MARCH 2022)
- TWO PARKING SPACES TO THE FRONT OF THE PROPERTY
- REAR GARDEN WITH SIDE ACCESS
- CHAIN FREE



These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

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