



## Character Grade II listed cottage in the village centre

**4 The Street, Chipperfield, Kings Langley, Hertfordshire, WD4 9BH**

Freehold

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Sitting room • Kitchen • Inner hall • Bathroom • 2 Bedrooms • Garden • Carport and storage • Chain free

### Local information

The Street is located in the centre of the village and is within walking distance of the picturesque Common and the Two Brewers. Chipperfield has a popular primary school, cricket and tennis club together with a newsagent, local cafés and pubs. There are lovely walks in the area into open countryside besides the Common. The larger towns of Hemel Hempstead and Watford offer more comprehensive facilities and the larger village of Kings Langley is approximately 2.1 miles away. There is a selection of both State and Private schools within driving distance. Kings Langley Station offers the main line station to Euston (journey time approximately 25 minutes) and Chorleywood (approximately 5 miles) has the Chiltern Turbo to Marylebone or the Metropolitan Line to Baker Street and the City. The M25 can be accessed at J18 at Chorleywood or J20 at Kings Langley.

### About this property

4 The Street is a delightful period cottage in this sought-after village and is an ideal first time buy or pied-à-terre.

The house opens in to the sitting room which features a lovely inglenook fireplace with a wood burner and there are featured beams throughout the room creating a really cosy atmosphere. A door leads to the kitchen which is fitted with a matching range of wall and floor units with oak work tops. There is an integrated Samsung hob and

fan oven, dishwasher and fridge. Stairs lead to the first floor and there is also a doorway to a utility area/inner hall with space for a washing machine and dryer. The bathroom is fitted with three piece suite and limestone tiled walls and floor with under floor heating.

On the first floor is a superb master bedroom with a vaulted ceiling and beamed walls with a feature white brick painted chimney breast and built-in wardrobes. There are oak floorboards beneath the carpet. Bedroom 2 has a built-in wardrobe and cupboard housing the boiler.

Outside - The cottage garden to the front is enclosed and has a path to the front door with attractive stocked flower beds. The courtyard rear garden offers a lovely enclosed paved area with a pedestrian path to the rear to the carport and storage area. The carport is oak-framed and offers a single parking space and lockable storage cupboard. Numbers 2-5 The Street also have carport parking and share the driveway for pedestrian and vehicle access.

### Tenure

Freehold

EPC rating = Exempt

### Viewing

Strictly by appointment with Savills









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Approximate Area = 74.9 sq m / 806 sq ft (Excluding Carport)  
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First Floor

Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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