



Ramblers Cottage Bucks Hill, Kings Langley
£497,500

proffitt
& holt





Ramblers Cottage, Bucks Hill

Kings Langley

Proffitt and Holt are delighted to offer to the market this well presented and rarely available character home situated in a quiet and popular semi-rural location on Bucks Hill, Chipperfield. This deceptively spacious two bedroom brick and flint end-of-terrace Grade 2 Listed character cottage comprises; living room, separate dining room, kitchen/breakfast room and family bathroom to the ground floor.

To the first floor there are two well-proportioned bedrooms. Externally the property boasts parking to the front and a private and low maintenance garden to the rear.

Three Rivers District Council Tax Band: E





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Chipperfield is one of the most sought-after villages in south west Hertfordshire, with over 100 acres of woodland and a reputable JMI school, which is highlighted for its excellent results. There are many active sports and social groups, four popular pubs and a busy café/bistro. For a more comprehensive range of shopping facilities, the larger towns of Watford and Hemel Hempstead are within seven and six miles drive respectively. For the commuter, Kings Langley mainline station provides a service into Euston (approximately 30 minutes), whilst Junction 20 of the M25 is approximately 3.5 miles away.

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- Period Property
- Parking to the Front
- Private Garden to the Rear
- Grade 2 Listed
- Sought After Location
- Bucks Hill, Chipperfield





General information

Services

Mains electricity, water, gas and drainage are understood to be available to the property. Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

For broadband and mobile speeds see:

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

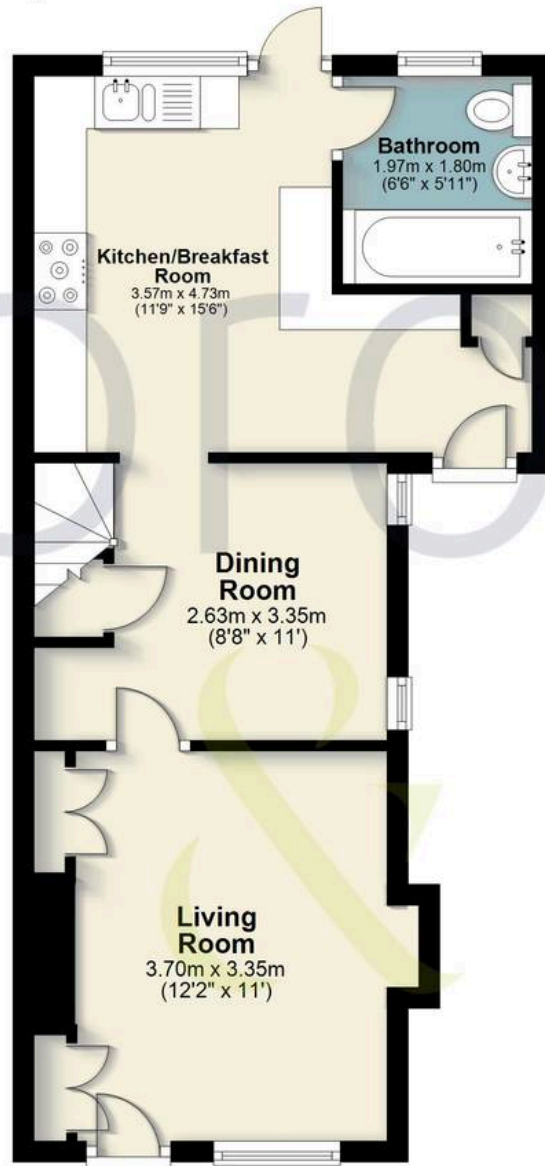






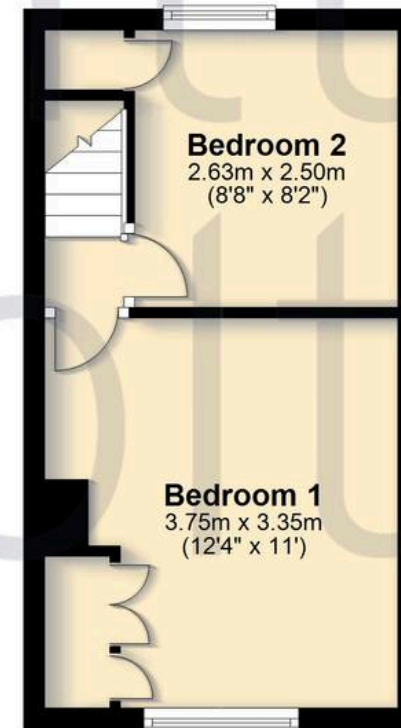
Ground Floor

Approx. 38.7 sq. metres (417.1 sq. feet)



First Floor

Approx. 21.7 sq. metres (233.7 sq. feet)



Total area: approx. 60.5 sq. metres (650.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings -

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Plan produced using PlanUp.





Proffitt & Holt

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