



# Chipperfield

## ASKING PRICE

£850,000

Sterling are delighted to have been favoured with sole agency instructions to market this superb four bedroom detached bungalow which has only had one owner from new since 1979. The property is situated on one of Chipperfields premier roads and is ideally located within walking distance of the local shops as well as the highly regarded local school.

This stylish 1970s bungalow with scope to improve benefits from a large, mature garden. To the front there is ample parking for in excess of three cars as well as also benefitting from potential to extend (stpp). The property also proves flexible and versatile accommodation to include the entrance hall, a good sized kitchen/breakfast room, substantial living room with fire place and views over the rear garden, shower room, separate w/c, three double bedrooms, en suite and one further single bedroom.

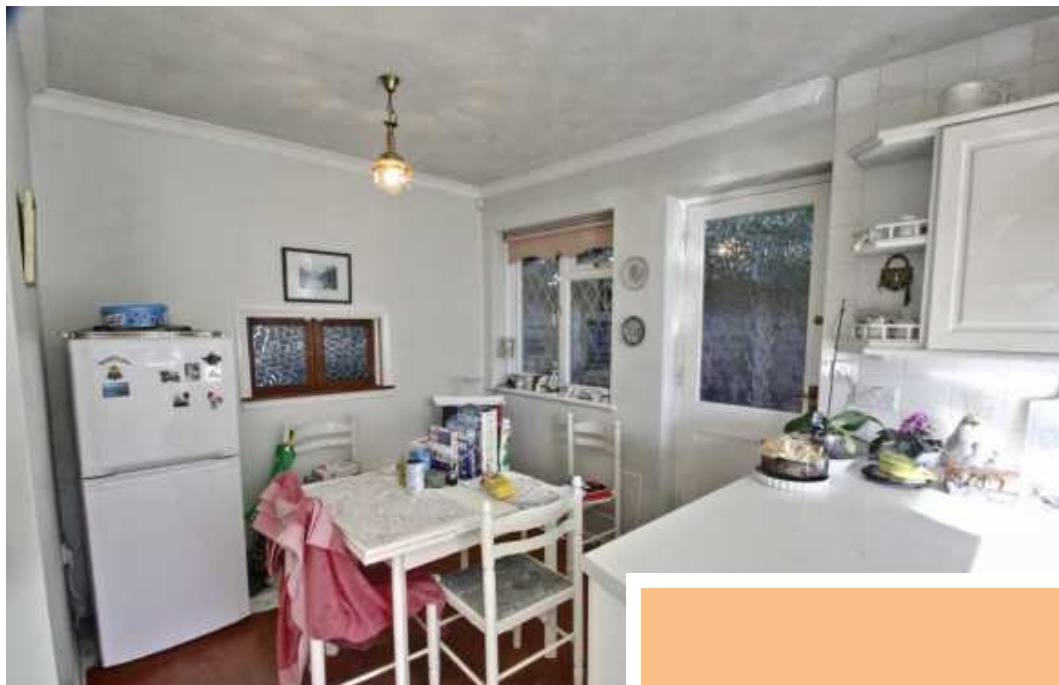
VIEWINGS STARTING FROM THE 2ND OF FEBRUARY. CALL TO BOOK AN APPOINTMENT.01923270666



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The Situation - Located on the borders of Kings Langley and Chipperfield villages, (listed 12th in The Times most popular villages) the property is within close proximity to a range of transport links to include the M25/M1/A41, and Kings Langley train station.

The property also benefits from being within a 15 minute drive to underground stations on the Metropolitan line. Nearby schools include Royal Masonic, St Clement Danes, & York House.

A wider array of shopping, entertainment and recreational facilities are located in the nearby village of Kings Langley,

AGENTS NOTES - 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.

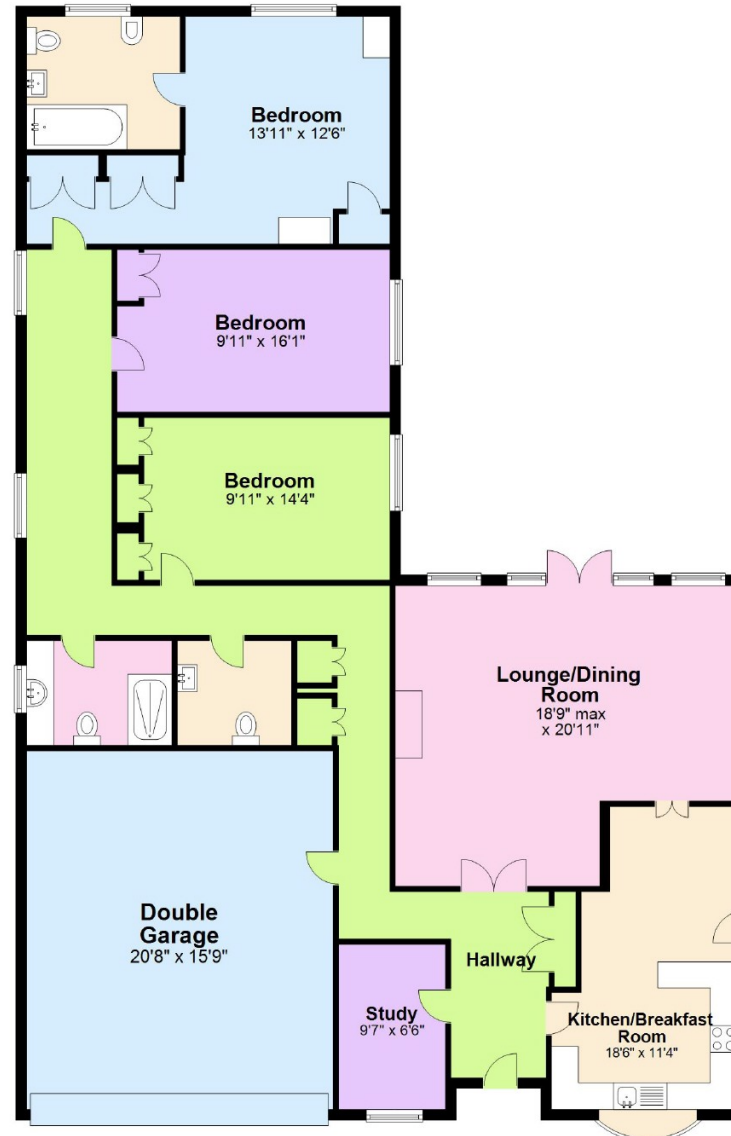
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.





# Ground Floor



All measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

# Temptation comes in many forms...



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!

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**01923 270 666**

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