



**Chapel Croft, Chipperfield, WD4 9EL**  
**Asking price £625,000**

**Sears & Co**  
estate & letting agents



[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

**\*\* NO UPPER SALES CHAIN \*\***

A charming, extended, double fronted, three bedroom semi detached character home, situated in the picturesque village of, Chipperfield, WD4, with accommodation spanning in excess of 1300sqft.

The ground floor layout includes an entrance porch, entrance hallway, 22ft living room, open plan kitchen/dining room, conservatory, family bathroom and a separate w/c. The first floor is arranged over a split level and comprises three double bedrooms and a family bathroom.

Externally the property further benefits from driveway parking, an area of front garden, 19ft garage and a delightful private rear garden. Council tax band E. Contact sole appointed selling agent Sears & Co to arrange a viewing.

#### **Front Door**

#### **Entrance Porch**

Door to the entrance hallway.

#### **Entrance Hallway**

Vinyl flooring. Courtesy door to the garage. Access to the w/c, family bathroom, kitchen and living room.

#### **Living Room**

Two double glazed windows. Radiator. Fireplace. Storage cupboard. Access to the inner vestibule.

#### **Inner Vestibule**

Stairs rising to the first floor accommodation. Archway to the dining area.

#### **Dining Area**

Radiator. Storage cupboard (housing the boiler). Open plan to the kitchen. Double glazed sliding doors to the conservatory.

#### **Conservatory**

Double glazed door to the rear garden. Part brick and part UPVC construction. Radiator. Tiled flooring.

#### **Kitchen**

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. One and half bowl stainless steel sink with drainer unit and mixer tap. Space for a freestanding oven, low level fridge, low level freezer and washing machine. Wood effect flooring. Tiling to splash back areas.

#### **Family Bathroom**

Fitted with a panel enclosed bath and a pedestal wash hand basin. Radiator. Tiled walls.

#### **W/C**

Double glazed window. Fitted with a low level w/c. Vinyl flooring. Partially tiled walls.

#### **First Floor Landing**

Split into two areas with access to the family bathroom and three bedrooms.

#### **Bedroom**

Double glazed window. Radiator. Built in storage.

#### **Bedroom**

Double glazed window. Radiator. Built in storage.

#### **Bedroom**

Double glazed window. Radiator. Built in storage.

#### **Family Bathroom**

Double glazed window. Fitted with a three piece

suite to include panel enclosed bath with glass screen and shower over, pedestal wash hand basin and low level w/c. Vinyl flooring. Radiator. Partially tiled walls. Storage cupboard. Airing cupboard.

#### **To The Front**

An area of block paving providing driveway parking. An area of front garden laid with lawn, partly enclosed by hedging. Planted borders. Access to the front door. Access to the garage.

#### **Garage**

Glazed window. Power and lighting. Accessed via an up and over door to the front, courtesy door from the entrance hallway and two courtesy doors from the rear garden.

#### **To The Rear**

A private garden arranged with areas of patio and lawn. Planted borders. Enclosed by a mixture of timber panel fencing, part flint wall and part brick wall. Two courtesy doors to the garage.

#### **Buyer Information**

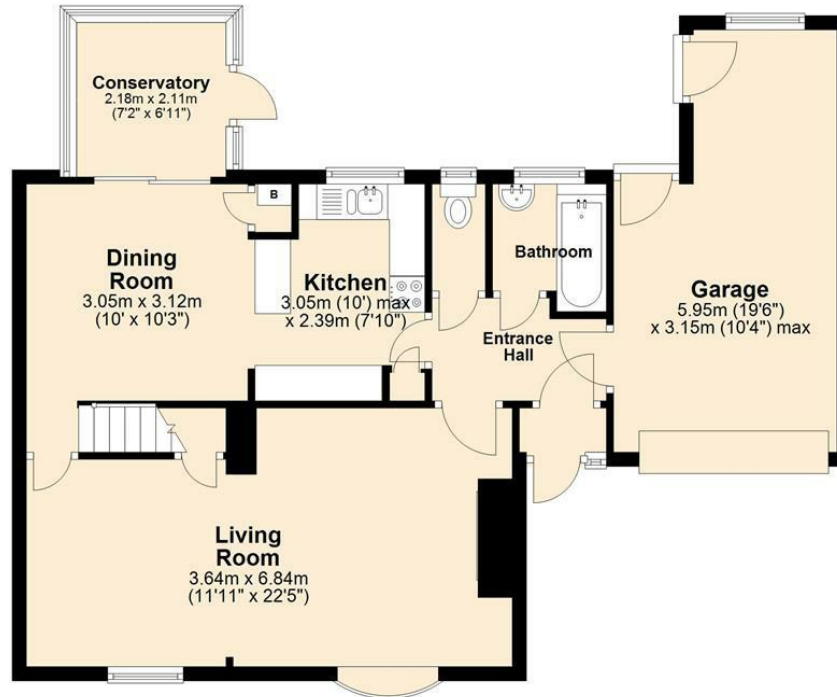
To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.





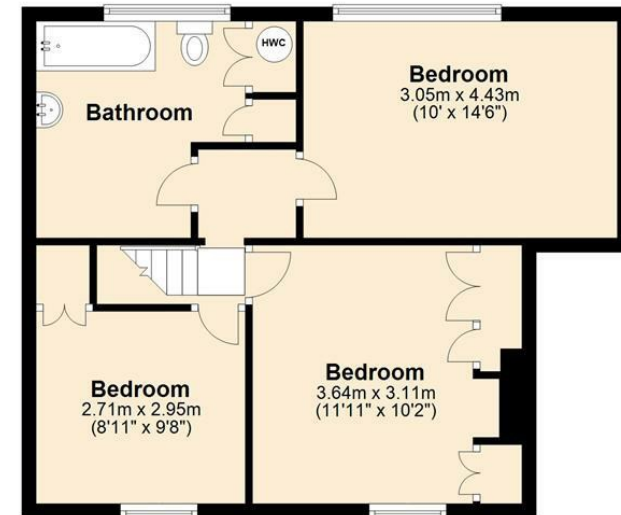
### Ground Floor

Approx. 73.2 sq. metres (787.6 sq. feet)



### First Floor

Approx. 50.6 sq. metres (545.0 sq. feet)



Total area: approx. 123.8 sq. metres (1332.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp. □

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

[www.searsandco.co.uk](http://www.searsandco.co.uk)

**Sears & Co**

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF  
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		