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Temptation comes in many forms...



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OFFERS IN EXCESS OF £750,000

Kings Langley

OFFERS IN EXCESS OF

£750,000

A rare chance to purchase a detached bungalow in need of modernisation in a superb plot offering excellent scope to extend and develop subject to the necessary planning consents. The bungalow is currently configured with three bedrooms, a good size living room with bay window, kitchen and bathroom. Externally is a driveway and garage to the front and 160 ft, Southerly facing garden to the rear with studio outbuilding. The property has the additional benefit of no upper chain.



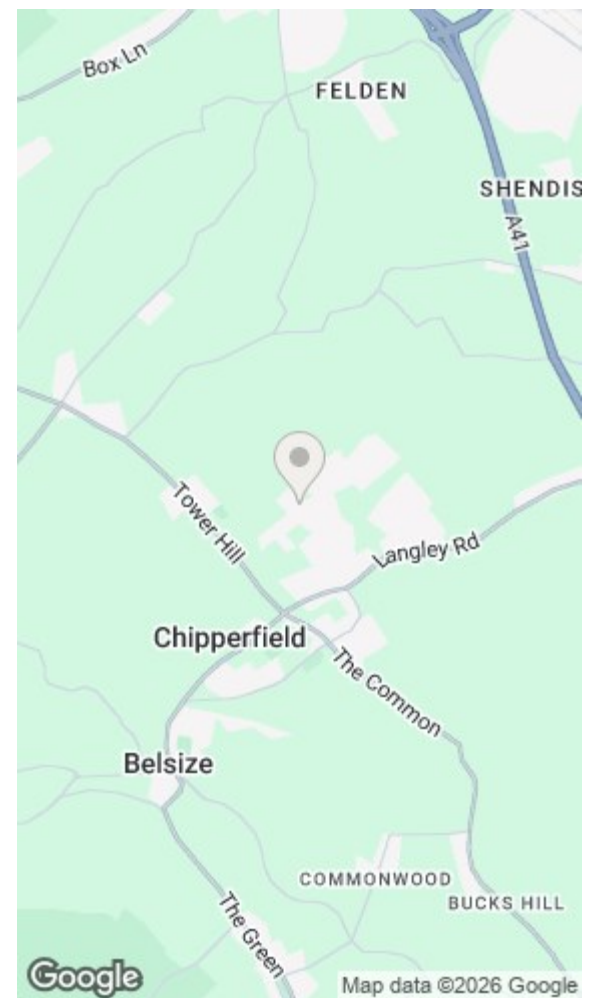
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Scatterdells Lane, Chipperfield, Kings Langley, WD4

Approximate Area = 878 sq ft / 81.5 sq m
 Garage = 151 sq ft / 14 sq m
 Outbuilding = 492 sq ft / 45.7 sq m
 Total = 1521 sq ft / 141.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sterling Homes. REF: 1405788



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	67	(39-54) E	
(21-38) F	44	(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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A chance to purchase a blank canvass of a detached home offering a multitude of possibilities to enlarge.



The Property

The front door opens to an entrance hall which has a door to the left opening to the main reception room which has a bay window to the front and a feature fireplace. There are two double bedrooms one of which overlooks the front of the property, the second with a window to the rear and panoramic views over the rear garden and the third being a generous single with a window to the side. The kitchen/dining room is positioned at the rear of the house and in addition to the fitted units is a door opening to the rear garden and a full floor to ceiling window framing the view. The shower room completes the accommodation.

The Outside

With off road parking for several vehicles, there is potential to create additional parking, surrounded by mature hedging and shrub borders. Gated access to the rear garden. The garage has two timber doors. Mainly laid to lawn with mature hedges and shrub beds, there is a gated side access to the rear garden, there is a disused covered water well with manhole cover. Located at the bottom of the garden there is a large concrete framed studio with light and power. Scatterdells Lane is a no-through road with access to local woodland, footpaths and bridleways.

The Location

One of Hertfordshire's most picturesque and sought after villages, pleasantly set on the edge of the Chilterns and a short walk of the village. Chipperfield village is centred around the Common which extends to over 100 acres, principally woodland, providing lovely walks, bridle paths and a fine cricket pitch. The village has a historic church, pubs and village shops. Watford, Hemel Hempstead and Berkhamsted provide supermarkets and more comprehensive shopping facilities. Chipperfield is within easy access of the M1, M25 and M40 motorways providing good communication to all parts of the country. The property is approximately 15 minutes from Chorleywood tube and mainline station and also 10 minutes from the London Euston rail connection at Kings Langley. There is an abundance of good schools nearby, both preparatory and secondary, such as York House, Royal Masonic School for Girls, St Clement Danes, Merchant Taylors, St Helens and Berkhamsted School not to mention Tring Park Performing Arts School. The village primary school, St. Paul's CofE, is OFSTED 'Good' rated and the local secondary, Kings Langley School, is OFSTED 'Good' rated. The property is also within the catchment area for the OFSTED 'Outstanding' rated St Clement Danes Secondary School.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note

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that on occasion we may use AI to enhance our photography. 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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