



A rarely available unique barn conversion set in a secluded location.  
Redhall Lane, Rickmansworth, Hertfordshire WD3 4LS





**Asking Price: £2,595 pcm**

## **A rarely available unique barn conversion set in a secluded location.**

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• GROUND FLOOR ENTRANCE HALLWAY • SPACIOUS LIVING/DINING ROOM • MODERN FITTED KITCHEN • GUEST CLOAKROOM • BEDROOM ONE WITH ENSUITE BATHROOM • STAIRS TO UPPER LEVEL WITH FURTHER BEDROOM • STUDY • BATHROOM • GARDEN • OFF STREET PARKING • UNFURNISHED

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### **Description**

A unique barn conversion set in a secluded location. The property has the benefit of three bedrooms and two bathrooms, exposed wooden beams and a vaulted ceiling to the main reception room. If you are looking for something with charm and character in a rural setting Barn Cottage is a must see.

### **Location**

Chandler's Cross is a designated Area of Outstanding Natural Beauty. Amongst the beautiful surrounding villages of Belsize, Croxley Green, Chipperfield, Chandler's Cross and Sarratt there are four pubs, a village shop, two village schools and a post office. It is also within close proximity to Chorleywood, Rickmansworth, Little Chalfont, Berkhamsted and the market town of Amersham, all of which contain a broad selection of shops, boutiques, restaurants and supermarkets. The larger centre of Watford is nearby and Central London is only about 24 miles away. The M25 is within easy access at junctions 18 and 19.





## Additional Information

- Local Authority: Three Rivers
- Council Tax: Band G
- Energy Efficiency Rating: Band C
- Available Date: 01/08/2022

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>		81	(81-91) <b>B</b>		
(69-80) <b>C</b>	69		(69-80) <b>C</b>		76
(55-68) <b>D</b>			(55-68) <b>D</b>	64	
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



# Redhall Lane, Chandlers Cross, Rickmansworth, WD3

Approximate Area = 1487 sq ft / 138 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robsons Lettings. REF: 636430



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