



AN IMPRESSIVE FAMILY HOME ON 0.583 OF AN ACRE

Halifax Road, Herongate, Hertfordshire WD3 5DE

ROBSONS

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**THREE RECEPTION ROOMS • KITCHEN/
BREAKFAST ROOM • UTILITY ROOM •
DOWNSTAIRS SHOWER ROOM • FOUR
BEDROOMS • BATHROOM • 29' BEDROOM/
GAMES ROOM • REAR GARDEN WITH POOL •
DOUBLE GARAGE • PRIVATE ESTATE**

Description

An impressive four/five bedroom family home situated within the desirable Heronsgate Estate. Part of The Grey Cottage derives from a Chartist cottage dating back to the 1840's, when Heronsgate was established as a Chartist settlement. The property comprises an entrance hall, a light-filled 26' sitting room with bay window, two further reception rooms, a kitchen/breakfast room, ground floor shower room, a large utility room and an integral garage with electric doors. To the first floor is a master bedroom with balcony, three further bedrooms, a family bathroom and a 29' bedroom/games room with balcony. Further benefits include oak flooring to all main areas both downstairs and upstairs, private parking, attractive gardens surrounding the property with outdoor swimming pool and a summer house.





Description

The property would benefit from modernisation and offers a superb opportunity for someone to add their own individuality to this spacious and bright property.

Location

Secluded yet well connected, the Heronsgate Estate offers an unrivalled setting. This private enclave is within easy reach of Chorleywood village with its eclectic mix of shops, restaurants and coffee shops. Chorleywood station provides a frequent service to London Baker Street and The City as well as the Chiltern Turbo to Marylebone. Communications are excellent with the M25 close by with links to the major motorway network and airports. The area is well served by highly regarded private and state schools for all ages. Chorleywood offers everything for a sporting life, from cricket, football, tennis, horse riding and golf.

Additional Information

Tenure: Freehold

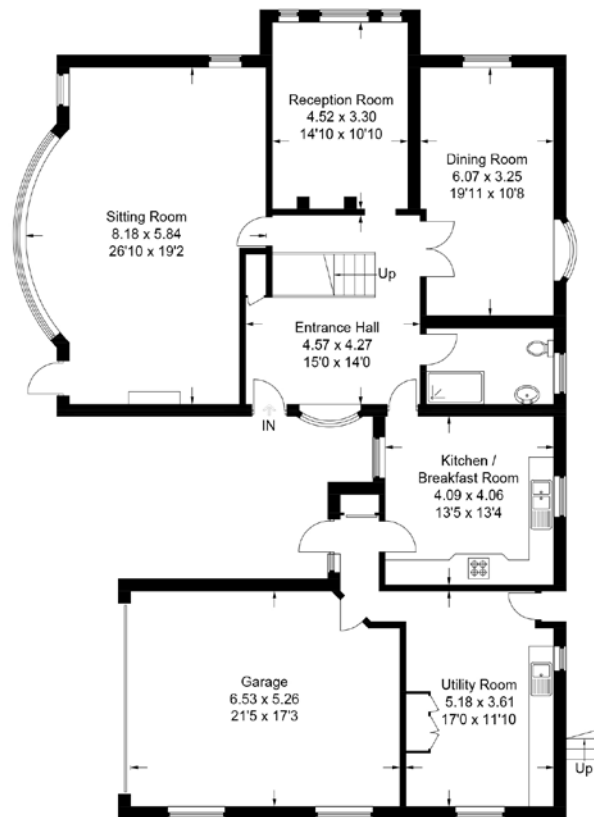
Local Authority Three Rivers District Council

Council Tax Band: G

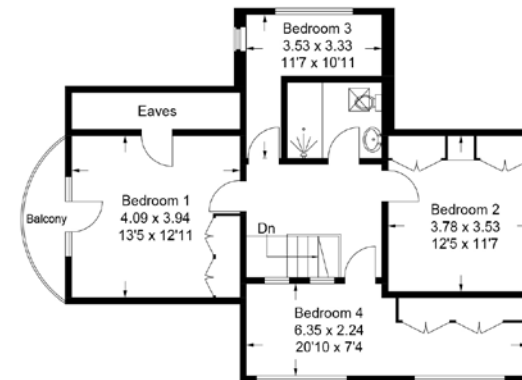
Energy Efficiency Rating: Band E



Approximate Gross Internal Area
 Ground Floor = 179.8 sq m / 1935 sq ft
 First Floor = 115.0 sq m / 1238 sq ft
 Total = 294.8 sq m / 3173 sq ft



Ground Floor



First Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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