



**UNIQUE FOUR BEDROOM, TWO BATHROOM FAMILY HOME SET ON A LARGE PLOT**

---

Nottingham Road, Heronsgate, Chorleywood, Hertfordshire, WD3 5DN

**ROBSONS**



# A UNIQUE FOUR BEDROOM, TWO BATHROOM FAMILY HOME

Nottingham Road, Heronsgate, WD3 5DN

**LARGE RECEPTION ROOM • KITCHEN • STUDY • UTILITY • GUEST CLOAKROOM/ SHOWER ROOM • FOUR BEDROOMS • FAMILY BATHROOM • DRIVEWAY FOR NUMEROUS VEHICLES • OUTBUILDINGS • LARGE ATTRACTIVE GARDENS • DETACHED GARAGE**

Robsons are pleased to showcase this unique detached four bedroom, two bathroom family home set on a large plot surrounded by gardens and woodland.

This much loved 1930's home has been in the family for many years and is situated in the sought after village of Heronsgate.

The property provides 1,722 sqft of flexible living accommodation, comprising of a porch leading into the welcoming entrance hall, a generously sized lounge with windows to two sides, providing lovely garden views, two feature fireplaces and doors into the garden. There is a kitchen/breakfast room with a range of floor and wall units which leads into a utility area. Completing the ground floor is a study and a guest cloakroom with a shower cubicle.







To the first floor is a dual aspect principal bedroom with stunning views of the garden, followed by three further bedrooms, two with fitted sinks and circular feature windows. All bedrooms share the family bathroom.

The property is approached via a large carriage driveway providing access to the detached garage. Within the grounds are various outbuildings/garden sheds. The large mature garden is a real feature of this property, being laid to lawn with a patio area, secluded woodland and wild areas.

### Location

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

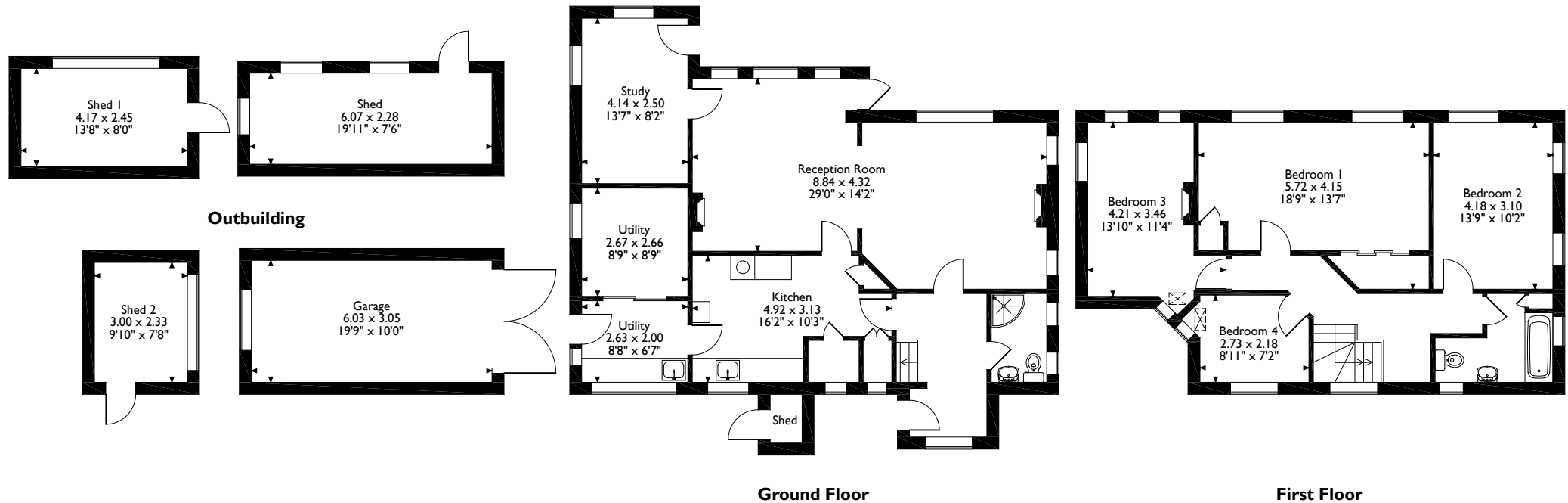
Council Tax: Band G

Energy Efficiency Rating: Band E





Nottingham Road Heronsgate, Chorleywood  
 Approximate Gross Internal Area  
 Main House = 160 Sq M/1722 Sq Ft  
 Garage = 18 Sq M/194 Sq Ft  
 Outbuildings = 31 Sq M/334 Sq Ft  
 Total = 209 Sq M/2250 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
 Tel: 01923 285525 Email: [chorleywood@robsonswb.com](mailto:chorleywood@robsonswb.com)

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.