



A THREE BEDROOM, TWO BATHROOM COTTAGE IN A VILLAGE LOCATION

Hersonsgate Road, Chorleywood, WD3 5BW

ROBSONS

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**MODERN THROUGHOUT • RECEPTION ROOM
• OPEN-PLAN KITCHEN / LIVING AREA •
THREE BEDROOMS • TWO BATHROOMS (ONE
EN-SUITE) • REAR GARDEN • GARDEN OFFICE**

Description

Positioned on a desirable and sought-after residential street, convenient for all the amenities located in the Village, is this modern extended three-bedroom, two-bathroom period cottage.

The ground floor comprises an entrance porch, a front aspect reception room, and an open-plan kitchen / living area with access to the garden. The kitchen features modern, neutral units providing plenty of storage, with a large skylight and the patio doors flooding the space with natural light. Two good-sized bedrooms with storage are located on the first floor, along with a luxury four-piece family bathroom. The second floor hosts the master bedroom, complete with an en-suite shower room and eaves storage.

The property boasts a private garden that is part lawn and part patio, with a garden office to the rear.





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. For commuters, the Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond, with the M25 easily accessible via Junctions 17&18. The area is also well-served by 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.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: E

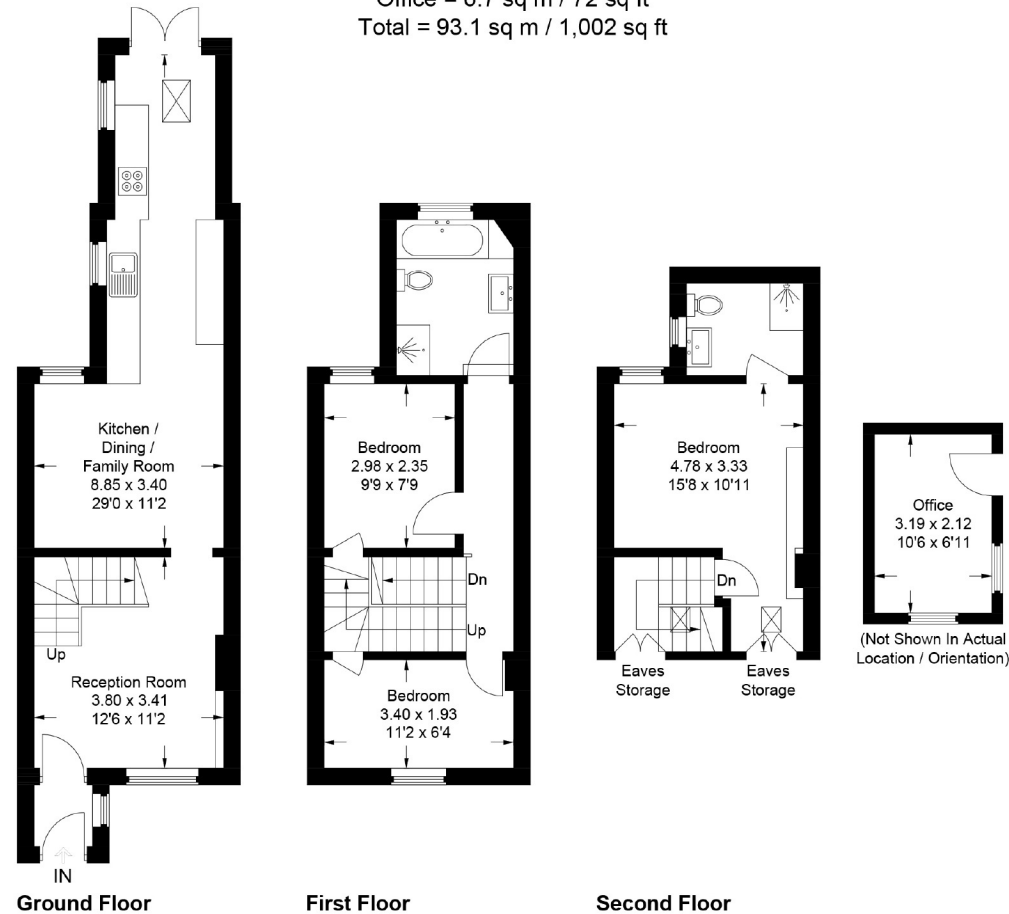
Energy Efficiency Rating: D

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Beechwood Cottages

Approximate Gross Internal Area
 Ground Floor = 36.7 sq m / 395 sq ft
 First Floor = 29.6 sq m / 319 sq ft
 Second Floor = 20.1 sq m / 216 sq ft
 Office = 6.7 sq m / 72 sq ft
 Total = 93.1 sq m / 1,002 sq ft



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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SCAN TO VISIT



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