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estate agent



South Road
Chorleywood | Hertfordshire

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A wonderful Victorian family home conveniently situated just a short walk from the village centre. This desirable, bright and spacious period property built in 1894, retains a wealth of charming features including open fireplaces, cornicing and a balcony to the first floor. This beautiful attached home offers fine views across Chorleywood village, ample off-street parking, a detached garage and a delightful rear garden. Chorleywood benefits from a Metropolitan and Chiltern line station and highly regarded schooling.

- WELCOMING RECEPTION ROOM
- CHARMING SITTING ROOM
- FAMILY ROOM
- KITCHEN/DINING ROOM WITH AGA
- CONSERVATORY, CLOAKROOM & UTILITY ROOM
- MASTER BEDROOM & EN-SUITE SHOWER ROOM & DRESSING ROOM
- TWO FURTHER DOUBLE BEDROOMS & FAMILY BATHROOM
- GAS CENTRAL HEATING
- PRETTY SECLUDED GARDENS AND DETACHED GARAGE
- WEALTH OF BEAUTIFUL PERIOD FEATURES



VIEW PROPERTY
ON WEBSITE



VIEW PROPERTY
LOCATION

BOOK VIEWING

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.



Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. There is also a community library, dentists, doctors' surgeries.



The area has wide range of leisure facilities within easy reach including golf courses, tennis and the local theatre/cinema at Rickmansworth. Chorleywood also benefits from a beautiful Common (a County Heritage Site) offering approx. 200 acres of woodland and grassland for recreational use.



There is an excellent range of schooling in both the public and private sector, including the highly regarded Chorleywood Primary School, The Russell School and St Clement Danes, all within walking distance, making the location a popular choice for families.



Chorleywood Station (**ZONE 7**) provides convenient links to Central London via the Metropolitan and Main Line station (Baker Street 34 minutes approx. and London Marylebone approx. 31 minutes). **Distance from station: 0.2 of a mile**



The M25 Junction is a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

THE ACCOMMODATION COMPRISES:-

EXTERNALLY:

FRONT - Gravel driveway leading to brick steps up to the part-glazed front door to the side of the property, with a balcony above. Stunning antique doorbell. Period tiled porch with decorative wooden pillars and a magnificent wisteria. Mulberry tree in the front garden and mature shrubs providing privacy from the road.

GARDEN - Delightful family-friendly rear garden with wooden fencing and shrubs to all sides. A variety of mature trees offering privacy from neighbouring properties. Paved area adjacent to the house ideal for entertaining with remainder laid to lawn. Path leading to wooden side gate with space for bin storage and rear access to garage.

GARAGE - Detached garage with up and over door and additional door at the rear to the garden. Power and light. Useful storage in roof space above. Inspection pit.

ON THE GROUND FLOOR:

RECEPTION ROOM - Spacious reception room with feature cast iron fireplace with decorative wooden surround and slate hearth. Impressive wood panelling leading to large storage cupboard housing the alarm panel and ample space for coats. Side aspect with original windows, catches and stays. Built-in pine storage cupboard and bookshelves. Carpeted stairs to first floor with under stairs cupboard. Doors to family room and sitting room. Carpet.







SITTING ROOM - Double aspect room with original windows, catches and stays. Cast iron fireplace with decorative surround and ornate cornicing. Bay window to front aspect. Carpet.

FAMILY ROOM - Original quarry tiled floor. Built-in storage cupboard with shelving. Part-glazed door to the side of the property and window to the side. Doors to kitchen and reception room.

KITCHEN/DINING ROOM - A bright and spacious kitchen/dining room featuring blue AGA with two ovens and two hotplates. Range of ivory painted wall and base units including a cupboard ideal for microwave. Granite worktops and integral drainer beside the double white ceramic sink with chrome lever mixer tap. Space for American style fridge-freezer and space for dishwasher. Part-tiled walls and ceramic tiled floor. Sash windows to side aspect.

CONSERVATORY - Continuation of floor tiles through to conservatory with door to garden and utility room.

UTILITY ROOM - Continuation of floor tiles. Single stainless-steel sink with drainer and chrome mixer tap. Laminate worktop with space below for separate washing machine and tumble drier. Part-tiled walls to match kitchen. Window to rear.

CLOAKROOM - Part-glazed door to cloakroom. White suite comprising low level WC and wall mounted basin with chrome cross head taps. Velux window. Potterton Profile boiler. Extractor fan. Continuation of floor tiles.





ON THE FIRST FLOOR:

GALLERIED LANDING – Carpeted stairs leading from Reception Room to the first floor. Painted banisters with period hardwood rail and finials. Decorative archway to master bedroom and family bathroom. Airing cupboard with hot water cylinder and shelving above. Access to sizeable loft space. Windows to side aspect. Door to balcony with space for a table and chairs and featuring decorative period iron railings, offering views across the village.

MASTER BEDROOM – Continuation of carpet from hall. Side aspect with sash window. Opening to dressing room.

DRESSING ROOM – Sash window side. Extensive range of fitted wardrobes and part-panelled wall. Door to en-suite shower room.







EN-SUITE SHOWER ROOM – White suite comprising traditional style pedestal wash basin with cross head taps, low level WC and shower in a tiled enclosure with Mira electric shower. Part tongue and groove panelled walls. Part obscured glazed sash window to rear. Chrome heated towel rail. Slate effect vinyl flooring.

BEDROOM TWO – Double bedroom with feature open fireplace. Sash window to side aspect. Continuation of carpet.

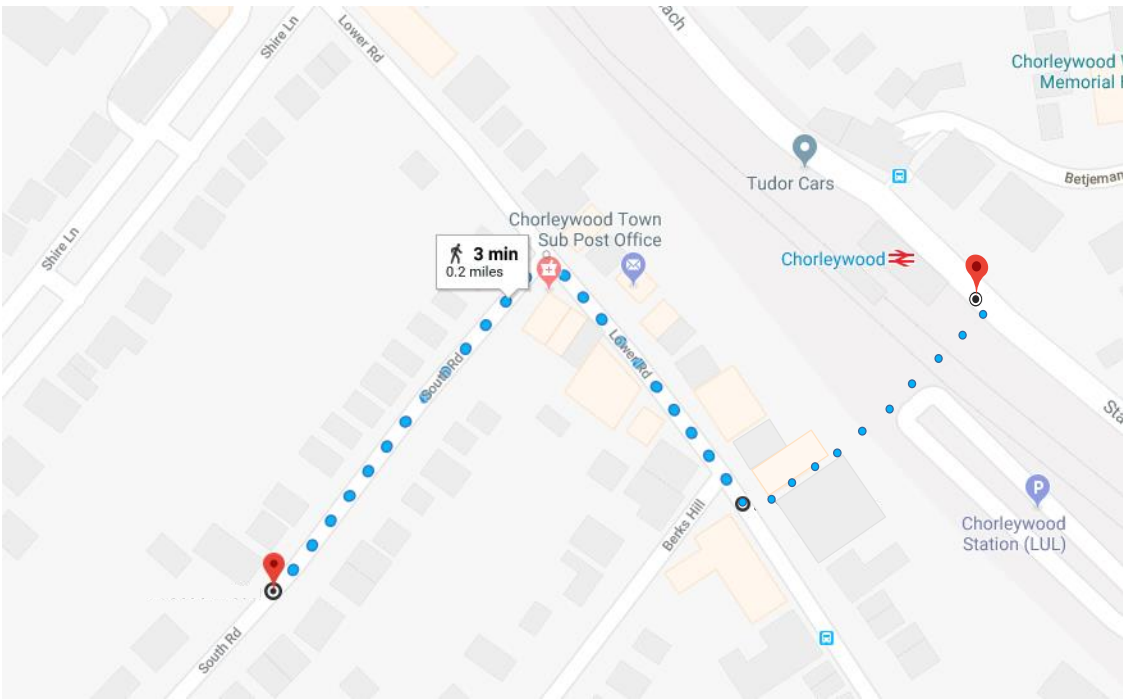
BEDROOM THREE – Front and side aspect double bedroom with continuation of carpet. Double glazing.

FAMILY BATHROOM – White suite comprising two traditional style pedestal wash basins with cross head taps. White bath with tiled surround and chrome period telephone style shower mixer tap. Low level WC. Part-tiled walls. Slate effect vinyl flooring. Part-obscured glazed sash windows to rear aspect.



COUNCIL TAX – Three Rivers District Council -
Band G: £2,858.63
(for the period April 2018-March 2019)

South Road, Chorleywood, Rickmansworth, Hertfordshire, WD3 5AR



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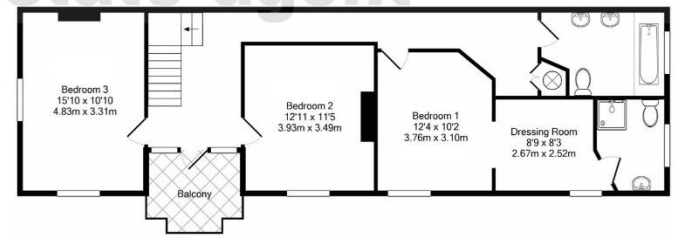
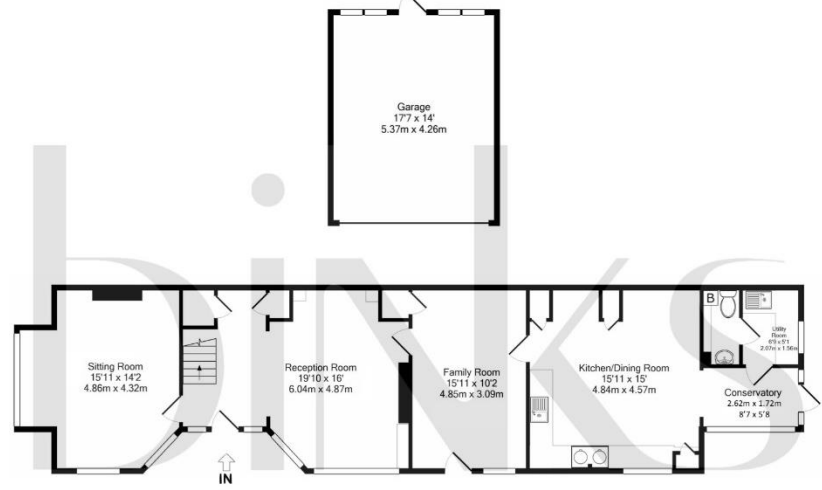
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given. Reference: V1_March 2018 © Binks (Sales & Lettings) Limited 2018. ALL RIGHTS RESERVED AND COPYRIGHTED.

Approx. Gross Internal Area
 Main Building : 178 sq m – 1917 sq ft
 Garage : 23 sq m – 245 sq ft



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