



Bullsland Lane
Chorleywood | Hertfordshire

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Beautiful, well proportioned, detached family home in a highly desirable, tucked away position on the edge of Chorleywood. The property offers two reception rooms, conservatory, kitchen/breakfast room, utility, four double bedrooms, family bathroom, en-suite shower room and downstairs wet room, private rear garden, attractive detached double garage and off-street parking. Well maintained by the current owner, the property would appeal to families looking for a unique home in a peaceful location.

ACCOMMODATION

- Entrance Hall
- Kitchen / Dining Room
- Utility Room
- Two Reception Rooms
- Conservatory
- Master Bedroom with En-suite Shower Room
- Further Three Bedrooms, all doubles.
- Family Bathroom and Wet Room

SPECIFICATION

- A mix of wooden, carpeted and tiled flooring throughout
- Well-maintained kitchen and bathrooms
- Contemporary downstairs wet room with grey tiling and white suites
- Wardrobe and cupboard storage solutions throughout
- Wooden framed conservatory
- Attractive leaded light double glazing throughout
- Mature Gardens to the front and rear
- Large detached double garage with ample parking

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 and 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 and St Clement Danes Secondary School, which are 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).



The M25 Junctions 17 & 18 are a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

THE PROPERTY:

Wooden front door, partially glazed with stained glass, leading to:

Spacious entrance hall with wooden flooring, two under stairs storage cupboards, double coat cupboard with hanging rails. Decorative coving to ceiling, radiator, staircase to first floor.

Recently fitted wet room, low level WC, ceramic sink with chrome mixer taps, chrome shower and handrail, shower screen, fully tiled, inset ceiling spotlights, obscure double glazed leaded light window to side aspect.

Living room with feature gas fireplace, double radiator, decorative coving to ceiling, double glazed leaded light window to front aspect and two double glazed leaded light windows to side aspect, double doors to conservatory.







Wooden framed double-glazed conservatory, stone effect tiled flooring, two radiators, ceiling fan, exposed brick work, tap, double doors to rear garden.

Family room with double glazed leaded light window to front aspect, double radiator, coving to ceiling.

Kitchen/Dining room with a variety of wall and base units and granite work tops, built-in fridge/freezer, built-in Neff oven and microwave, 5 ring stainless steel Neff hob and extractor hood, one and a half bowl sink with mixer taps, tiled splashbacks, radiator, wooden flooring, inset ceiling spotlights, coving to ceiling, dual aspect with double glazed leaded light windows to front and side aspects and double doors to rear garden.

Utility room with built-in cupboards, space for washing machine and tumble dryer, stainless steel sink with mixer taps, boiler, radiator, coving to ceiling, door to garden.

Generous first floor landing with loft access, double glazed leaded light window to front aspect, coving to ceiling, airing cupboard.

Master bedroom with a range of built-in wardrobes, double radiator, coving to ceiling, dual aspect with double glazed leaded light windows to side and rear aspects.

En-suite shower room with shower cubicle, chrome shower and handrail, low level WC, ceramic sink with mixer taps, built-in vanity storage cupboards, radiator, part tiled walls, inset spotlights, obscured double glazed leaded light window to front aspect.





Bedroom two with built-in storage and hanging rails, coving to ceiling, radiator, double glazed leaded light window to rear aspect.

Bedroom three with built-in storage and hanging rails, coving to ceiling, radiator, double glazed leaded light window to rear aspect.

Bedroom four, currently used as an office, coving to ceiling, radiator, double glazed leaded light window to front aspect.

Family bathroom comprises bath with chrome mixer taps and shower attachment, separate shower cubicle with chrome shower and shower screen, ceramic sink with mixer taps, built-in vanity cupboards, low level WC, heated towel rail, fully tiled walls and tiled flooring, obscured double glazed leaded light window to side aspect.



EXTERNALLY:

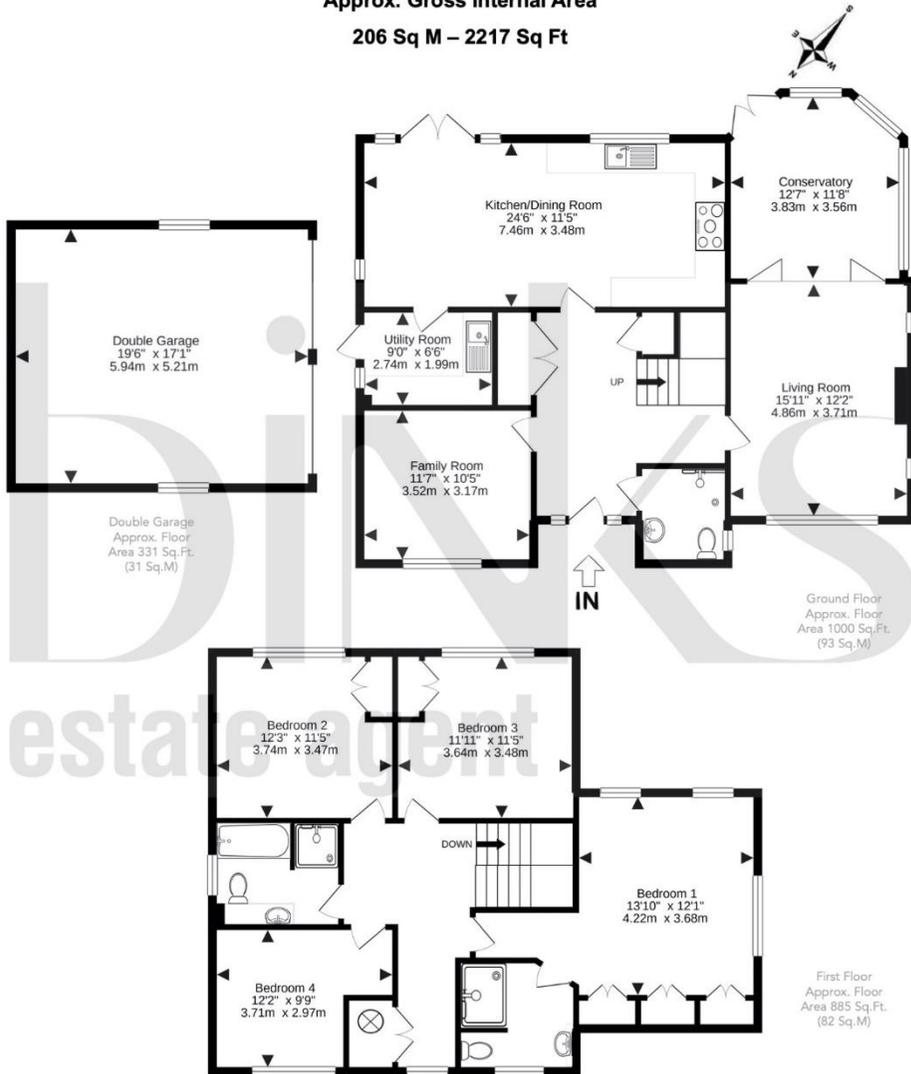
Private rear garden is mainly laid to lawn with mature trees and shrubs, flower beds, patio seating area and path to side door. Outside taps and lights, greenhouse, side gate with access to the front.

Front garden has a lawned area and several mature shrubs.

Detached wooden double garage with remote controlled up and over doors, windows to both sides, power and light. Ample off-street parking.

Bullsland Lane, Chorleywood, Hertfordshire, WD3 5BQ

Approx. Gross Internal Area
206 Sq M – 2217 Sq Ft



OTHER IMPORTANT DETAILS

- TENURE: FREEHOLD
- POSTCODE: WD3 5BQ
- THREE RIVERS DISTRICT COUNCIL BAND G - £3,097.47 (FOR THE PERIOD APRIL 2020 TO MARCH 2021)
- DETACHED DOUBLE GARAGE WITH ADDITIONAL PARKING
- PRIVATE ROAD WITH SHARED RESPONSIBILITY OF MAINTENANCE
- PROPERTY BUILD DATE 2001

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

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