



THREE BEDROOM, TWO BATHROOM DUPLEX IN THE HEART OF CHORLEYWOOD

Berks Hill, Chorleywood, Hertfordshire, WD3 5AQ



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**RECEPTION ROOM • KITCHEN/BREAKFAST
ROOM • DINING ROOM/BEDROOM 3 •
GUEST CLOAKROOM • BATHROOM • TWO
ADDITIONAL BEDROOMS • SHOWER ROOM
• TERRACE • CENTRAL CHORLEYWOOD
LOCATION • ALLOCATED PARKING SPACE • NO
ONWARD CHAIN**

Description

This superb three bedroom duplex apartment is situated in the heart of Chorleywood and provides flexible living accommodation set over two floors.

The kitchen has ample wall and base units with a quartz worktop and integrated appliances, to include an electric double oven, hob and extractor fan.

The large reception room is bright with a large bay style window and a feature fireplace. Double sliding doors lead into the dining room/bedroom three, which is currently being used as another living room and also has a feature fireplace.





There is a bathroom with storage and a guest cloakroom on this level. Stairs lead to the principal bedroom that has ample fitted wardrobes and an additional bedroom and a shower room.

This property also has the benefit of a terrace area for outside dining, an allocated parking space and no onward chain.

This superb property is situated in the heart of Chorleywood village, with facilities including 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: Leasehold

Lease Length: 125 years from 1st January 2015

Service Charge: £600 per annum

Ground Rent: £250 per annum

Local Authority: Three Rivers District Council

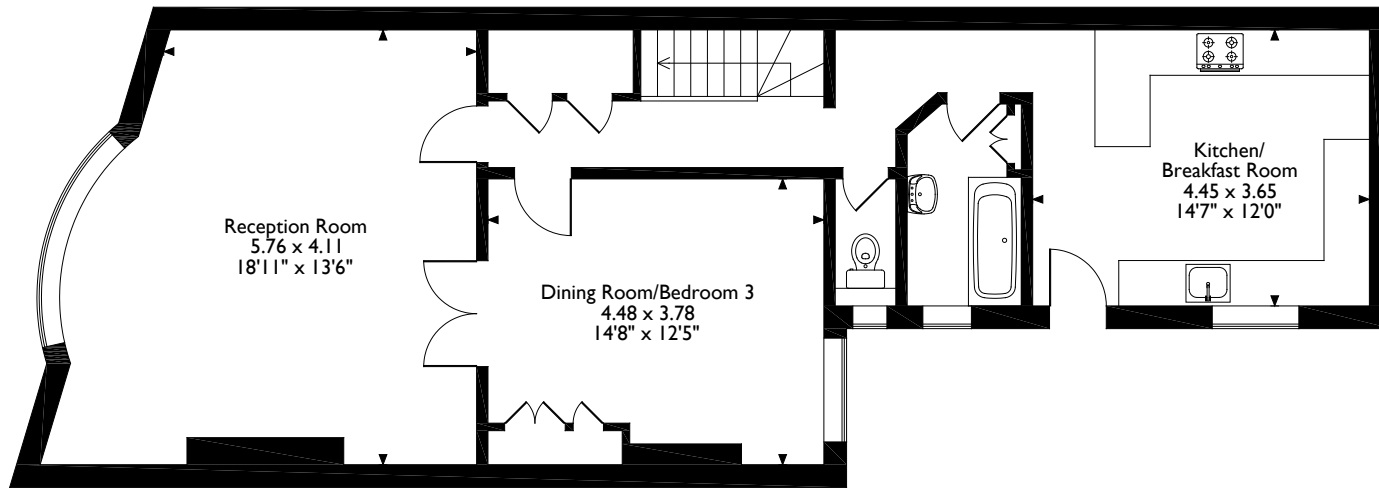
Council Tax: Band D

Energy Efficiency Rating: Band C

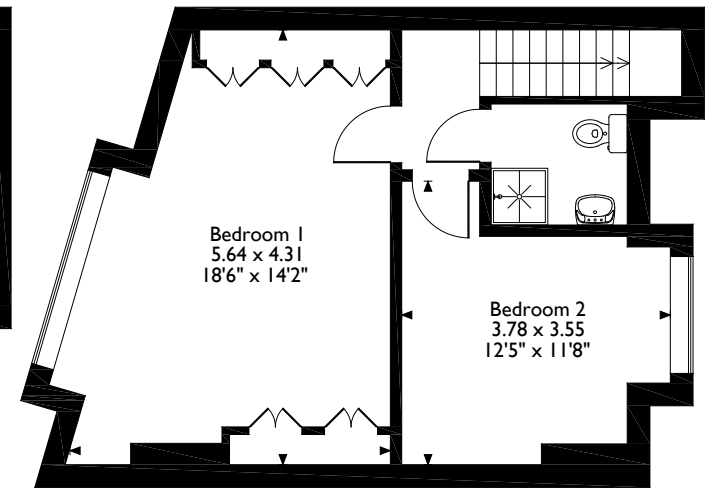


Berks Hill, Chorleywood

Approximate Gross Internal Area 123 Sq M / 1318 Sq Ft



First Floor



Second Floor

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

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