

## A BRIGHT & SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE

Bullsland Gardens, Chorleywood, Hertfordshire, WD3 5BH



## A BRIGHT & SPACIOUS TWO BEDROOM FIRST MAISONETTE

Bullsland Gardens, Chorleywood, Hertfordshire, WD3 5BH

- KITCHEN/DINING ROOM
- LARGE RECEPTION ROOM
- PRINCIPAL BEDROOM
- SECOND DOUBLE BEDROOM
- BATHROOM & SEPARATE WC
- GOOD SIZED REAR GARDEN

A great opportunity to acquire a bright and spacious two bedroom first floor maisonette with a good sized garden and ideally placed for local primary schools.

The ground floor comprises an entrance porch with stairs leading to the first floor where there is a spacious reception room with feature fireplace and a large window overlooking the garden, an open plan kitchen/dining room with a good selection of fitted units, a principal bedroom complete with fitted wardrobes, a second double bedroom also benefiting from fitted wardrobes, a bathroom, a separate WC and a large storage cupboard.











The principal bedroom and the second bedroom have the benefit of built in wardrobes. The property is completed by a a bathroom, a separate WC and a large storage cupboard.

Externally, this lovely home boasts a large 'L' shaped rear garden that is mainly laid to lawn with a summer house and two patio areas, one paved and one decked, creating a lovely space for outside dining.

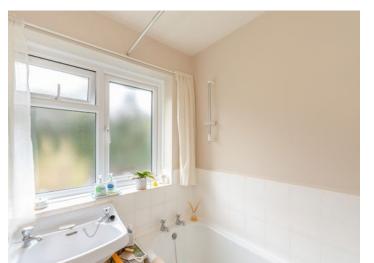
Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, 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.

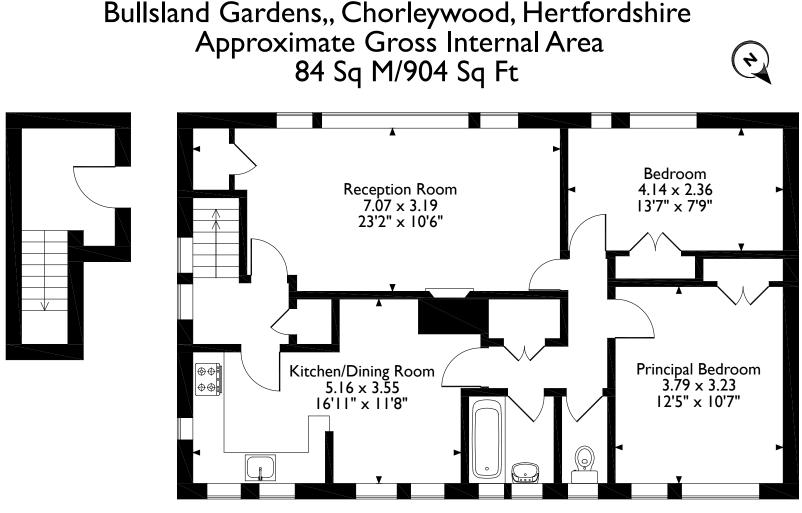
Tenure: Leashold

Lease Length: 125 years from 24th June 1985 Service Charge: £506.00pa Ground Rent: £10.00 pa Local Authority: Three Rivers District Council Council Tax: Band D Energy Efficiency Rating: Band D









## **Ground Floor**

## **First 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.



2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ Tel: 01923 285525 Chorleywood@robsonsweb.com www.robsonsweb.com



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.