



**A MODERN THREE BEDROOM BUNGALOW ON A PLOT JUST UNDER AN ACRE**

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Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SX

**ROBSONS**



# A MODERN THREE BEDROOM BUNGALOW ON A PLOT OF JUST UNDER AN ACRE

- THREE RECEPTION ROOMS • KITCHEN • SHOWER ROOM • THREE BEDROOMS, TWO WITH ENSUITES • THREE GARDENS WITH STUNNING VIEWS • GATED ACCESS • OFF-STREET PARKING FOR MULTIPLE VEHICLES • LARGE DOUBLE GARAGE • PLANNING REF: 22/2279/FUL - APPROVED FOR A LOFT CONVERSION

## Description

A beautifully presented three-bedroom detached bungalow, situated in the centre of a private and secluded estate with a plot of 0.943 of an acre on a gated private road shared with just three other properties. The River Chess runs beside the plot for which the property has fishing rights.

The property has undergone an extensive re-modelling and extension programme and now offers contemporary and versatile family accommodation to a high specification. It benefits from planning permission granted in 2023 to convert the loft space into a habitable space. (Planning Reference: 22/2279/FUL).







The property briefly comprises three reception rooms, kitchen with bi-fold doors, shower room, three bedrooms, two with en-suite facilities and a further shower room. Externally, there are three beautiful private gardens with breathtaking views and a River Chess. This lovely home also benefits from private gated access, off street parking for multiple vehicles, and a large double garage. This property is well situated for conversion into an annex or separate home office (STPP)

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.

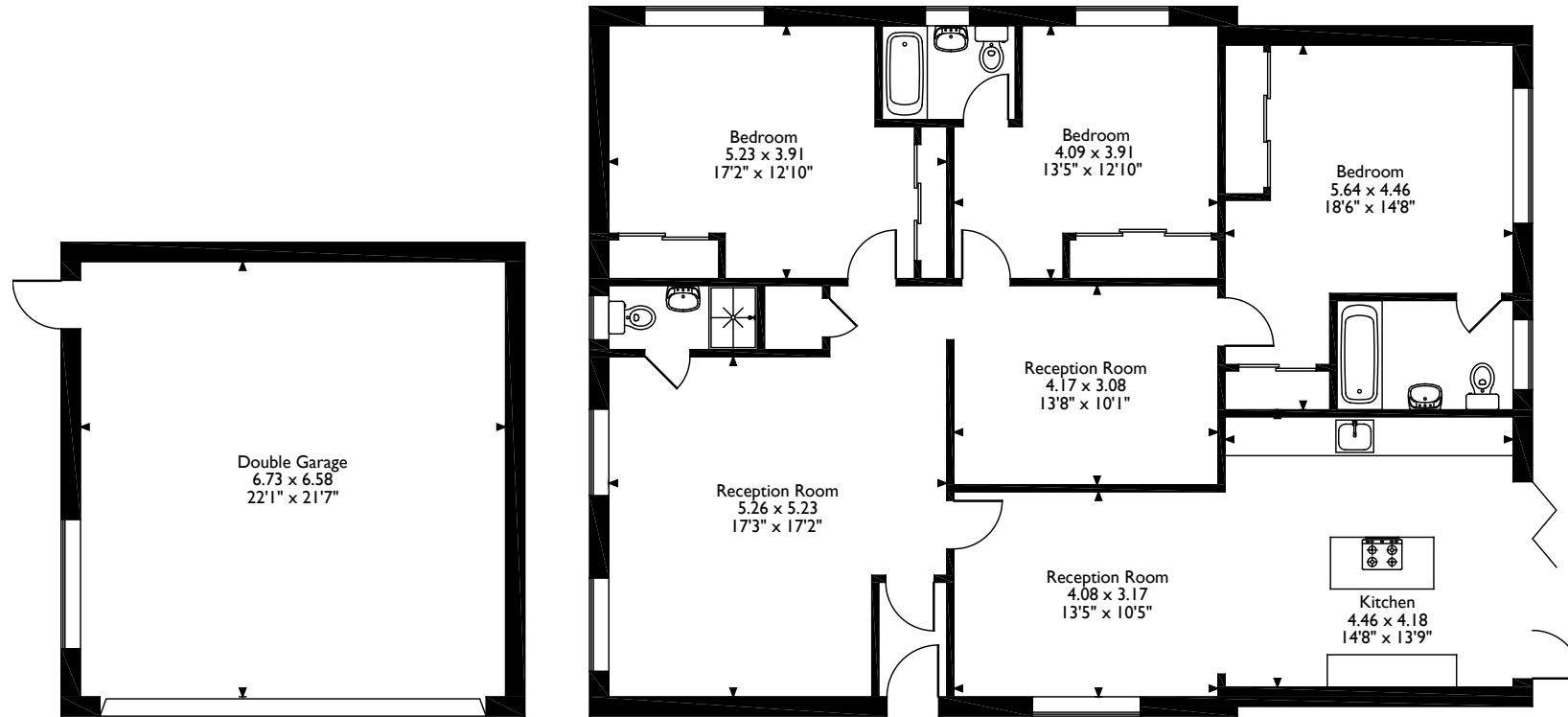
Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax: Band F  
Energy Efficiency Rating: Band C  
Drainage: Septic Tank  
Heating: Oil Fired  
Private Road: Charges may apply





# The Bungalow, Solesbridge Lane Chorleywood, Chorleywood, Hertfordshire

Approximate Gross Internal Area  
Main House = 143 Sq M/1539 Sq Ft  
Garage = 44 Sq M/474 Sq Ft  
Total = 187 Sq M/2013 Sq Ft



Ground 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.

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2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
Tel: 01923 285525 [chorleywood@robsonswb.com](mailto:chorleywood@robsonswb.com)

[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1