



**A MODERN & BEAUTIFULLY PRESENTED FOUR BEDROOM EXTENDED FAMILY HOME**

Heronsgate Road, Chorleywood, Hertfordshire, WD3 5BL

**ROBSONS**

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WD3 5BL

**LIVING ROOM • DINING ROOM • DINING  
ROOM • GUEST WC • PRINCIPAL BEDROOM  
WITH ENSUITE • THREE FURTHER BEDROOMS  
• FAMILY BATHROOM • REAR GARDEN WITH  
SUMMER HOUSE • OFF-STREET PARKING**

### Description

This delightful four-bedroom, two-bathroom semi-detached family home showcases stylish and modern interiors throughout and an attractive rear garden.

It is situated on a desirable residential street, convenient for all the amenities in the village. Its location boasts close proximity to the Swillet playground, Phillipshill Wood and many public footpaths.

The ground floor comprises an entrance hallway with stairs to the first floor. There is a front aspect, modern kitchen offering a range of fitted units providing ample storage space with integrated appliances and a breakfast bar. The spacious living room is accessed off the kitchen and the hallway and has a feature fireplace, and bi folding doors opening out to the garden.





Completing the ground floor is a dining room overlooking the garden, a fourth bedroom boasting fitted wardrobes and a guest WC.

To the first floor there is a principal bedroom with fitted wardrobes and an ensuite shower room, two further bedrooms with fitted wardrobes and a family bathroom.

Externally, this lovely family home offers a well-maintained rear garden, laid to lawn with shrub and hedge borders, a patio area to enjoy outside dining and a Summer House. To the front is a driveway providing off-street parking and side access to the rear garden.

### **Location**

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. 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: Freehold

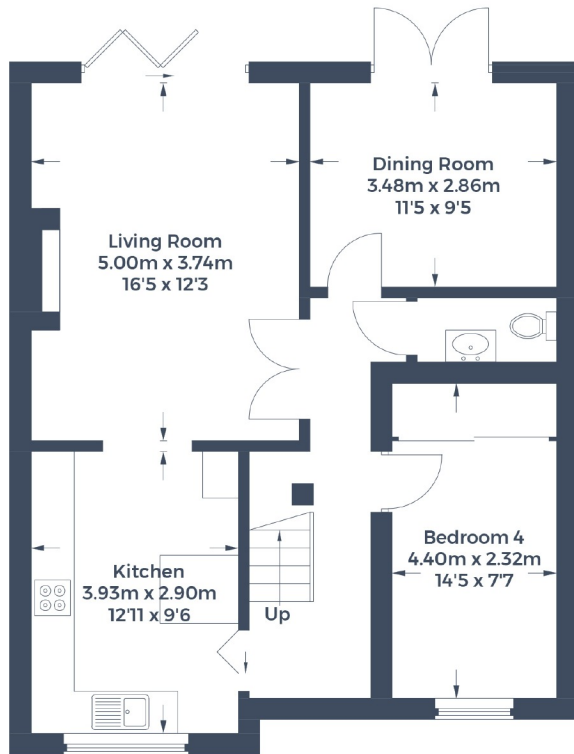
Local Authority: Three Rivers District Council

Council Tax: F

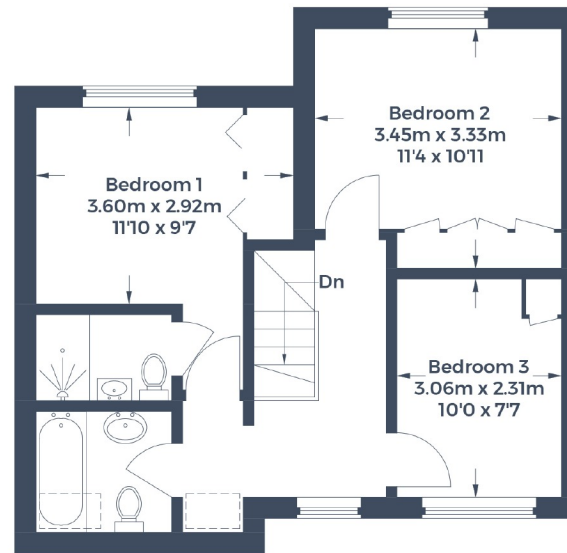
Energy Efficiency Rating: C



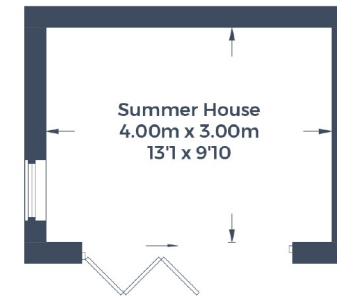
Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 703 sq ft  
 First Floor = 45.3 sq m / 488 sq ft  
 Summer House = 12.4 sq m / 133 sq ft  
 Total = 123.0 sq m / 1,324 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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