



Fir Tree Hill, Chandlers Cross

Guide Price **£1,299,000**

proffitt
& holt





Fir Tree Hill

Chandlers Cross, Rickmansworth

Situated in the exclusive, semi-rural setting of Chandlers Cross, this gated detached home has been extended and remodelled to a high specification by the current owner to create a vast amount of versatile accommodation, arranged predominantly over one level.

The entrance hall welcomes you in, with dark solid oak floorboards that lead you into the main open plan kitchen/living areas. A spectacular room with vaulted ceiling, it's an ideal space for family living, as well as entertaining with room for several sofas and separate dining area. Light floods the room through the roof lantern, as well as the bi-folding doors that lead out to the garden. The kitchen is tastefully fitted and offers fitted appliances, as well as a large island/breakfast bar with granite worktops. Just off the kitchen is a separate utility room and shower room. There are four double bedrooms at the property, with the master boasting a dressing room and large en-suite, as well as a private office, accessed via a spiral staircase. One of the bedrooms is equally suited to its current use as a cinema room.

Additionally, there is a fully self-contained annexe with open plan kitchen/living room with double doors to its own patio, shower room/WC, separate office room, and double bedroom.

Externally, the rear garden is beautifully landscaped with a large patio area extending from the back of the house making it an ideal space for entertaining, along with the covered jacuzzi area, intricate lawn, and pond. Beyond this area is a large lawn, extending to around 300ft.

To the front, there are remotely operated electric gates leading on to the driveway, which provides space for a number of vehicles.





Fir Tree Hill

Chandlers Cross, Rickmansworth

Chandlers Cross is a leafy hamlet two miles north of the town of Rickmansworth, three miles north-west of the major town of Watford, and 18 miles north-west of London. Chandler's Cross falls within the district council of Three Rivers, under the county council of Hertfordshire. Rickmansworth Station has services into London via the Metropolitan Line. The nearby award-winning Grove Hotel and Championship Golf Course are surrounded by open countryside and parkland.

Council Tax band: G

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Large Garden
- Self Contained Annexe
- Versatile Accommodation
- Gated Frontage
- High Specification
- Open Plan Living
- Exclusive Semi-Rural Location





General information

Services

Mains, electricity, water, gas and drainage are understood to be available to the property.

Telephone is subject to telephone installer's transfer regulations.

Fixtures and fittings

All fixtures and fittings are expressly excluded from the sale, unless specifically mentioned herein.

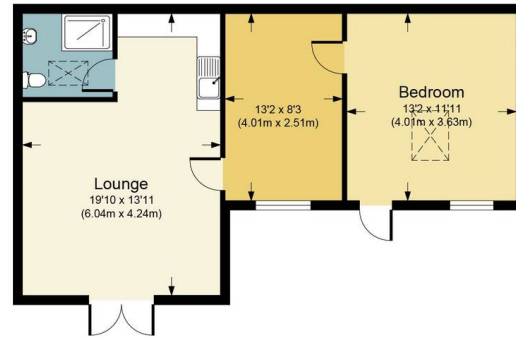
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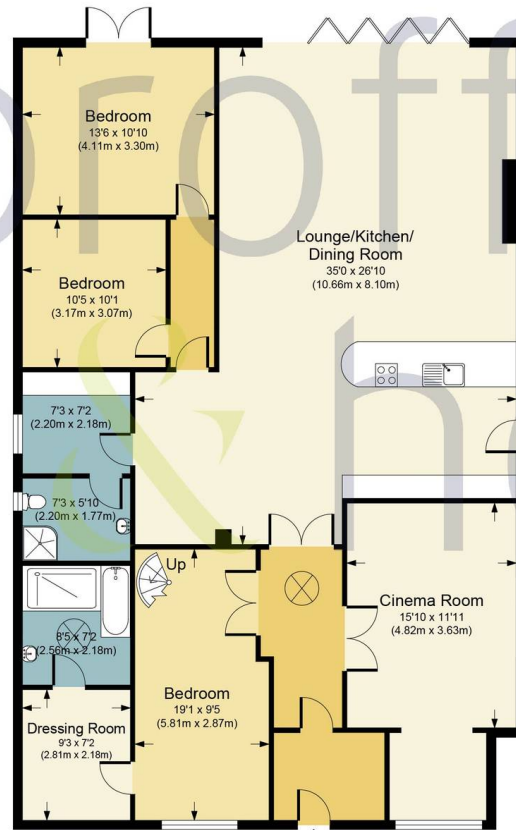
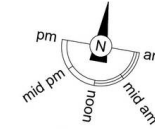








Studio Annexe



Ground Floor

IN



Loft Room

FALSTER, FIR TREE HILL, WD3

APPROX. GROSS INTERNAL FLOOR AREA 2542.43 SQ FT / 236.20 SQ M. INC. STUDIO / ANNEXE

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