



Chandlers Cross
Guide Price £1,695,000

proffitt
& holt





Chandlers Cross

Rickmansworth

Proffitt and Holt are delighted to offer to the market this rarely available and deceptively spacious four bedroom detached bungalow located on Toms Hill, Chandlers Cross offering a unique blend of country living whilst also being within close proximity to a host of nearby transport links.

The property boasts a wealth of both flexible and versatile accommodation as well as additional benefits including, far reaching views over countryside, well over an acre of land to the rear, ample parking including a triple car port and a double garage, multiple outbuildings and a well appointed annex to the rear.

Internally the property comprises entrance hall, downstairs wc, living room, sitting room, family/dining room, a spacious kitchen/breakfast room, utility room, four well proportioned bedrooms (three with en suites) and a further spacious reception room (over the garage) with balcony.

Externally the property excels with an abundance of parking via a triple car port as well as a double garage and additional driveway parking is also available.

The property also comes with a separate annex consisting of an open plan living/kitchen area, a shower room and separate wc and a double bedroom boasting far reaching views. To the rear the garden is an undoubted feature of the property boasting well over an acre of land and houses further outbuildings including a shed, summerhouse, a generous workshop, and there is a further outbuilding which is currently used as an entertainment area with a bar and further storage area, a wc and a spacious decked with stunning views to the side of open countryside.





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

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four Bedrooms
- Detached
- Bungalow
- Approximately 1.17 Acres of Land
- Separate Annex
- Outbuildings
- Double Garage
- Car Port
- A Must See





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.

For broadband and mobile speeds see;

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

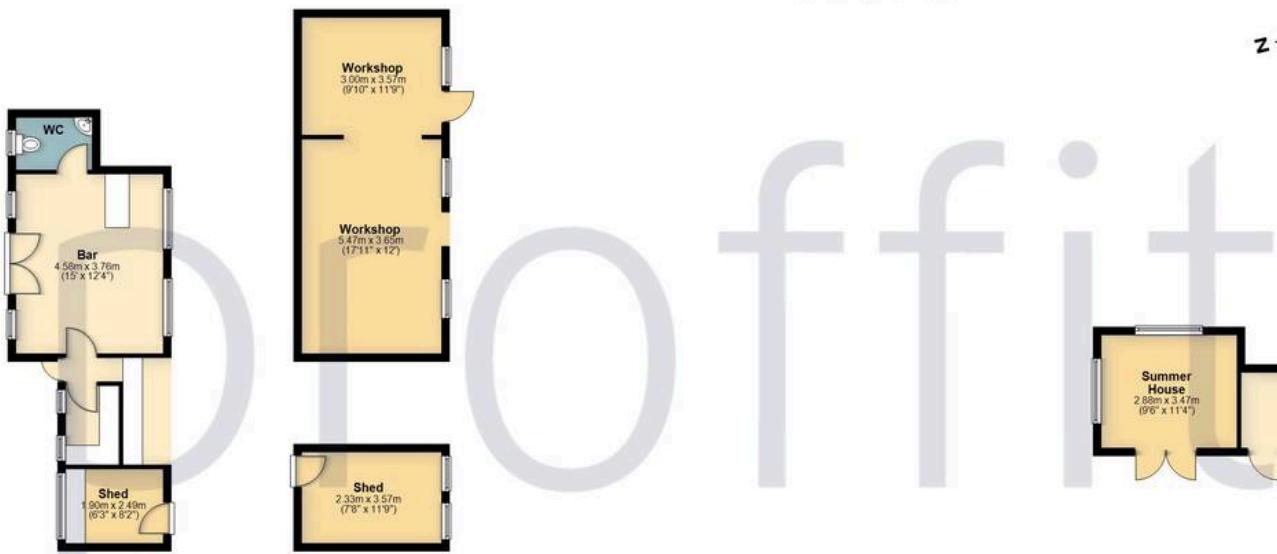








Ground Floor
Approx. 366.5 sq. metres (4000.2 sq. feet)



Lower Ground Floor
Approx. 42.9 sq. metres (462.3 sq. feet)



Total area: approx. 429.4 sq. metres (4622.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.
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