



Berks Hill

Chorleywood | Hertfordshire

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Imposing period detached house in an elevated position on one of Chorleywood's most sought after roads.

This well proportioned property has a wealth of period features and spacious accommodation set over three floors. Located within easy walking distance of the village centre and metropolitan line station.

Offered to the market for the first time in over 50 years the property offers the potential to create a stunning family home.



Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. There is also a community library, dentists and doctors' surgeries.



The area has wide range of leisure facilities within easy reach including golf courses, tennis and the local theatre/cinema at Rickmansworth. Chorleywood also benefits from a beautiful Common (a County Heritage Site) offering approx. 200 acres of woodland and grassland for recreational use.



There is an excellent range of schooling in both the public and private sector, including the highly regarded Chorleywood Primary School and St Clement Danes Secondary School, which are within walking distance, making the location a popular choice for families.



Chorleywood Station (**ZONE 7**) provides convenient links to Central London via the Metropolitan and Main Line station (Baker Street 34 minutes approx. and London Marylebone approx. 31 minutes).



The M25 Junctions 17 & 18 are a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

FEATURES

- Period detached house in an elevated position
 - Original features throughout including sash windows, high ceilings and ornate coving
 - Five bedrooms and a study
 - Fitted kitchen/breakfast room with appliances
 - Scullery, larder and cellar
 - Sitting room and dining room
 - Mature L-shaped rear garden with kitchen garden
 - Garage, car port and parking to front
 - Highly sought after location close to Chorleywood village
 - EPC: F
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EXTERNALLY

FRONT ASPECT | Mainly paved with steps to the front door. Mature plants and shrubs and paved parking.

Garage and car port.

REAR ASPECT | L-shaped and is well stocked with a variety of mature plants, flowers, shrubs and trees including a holly tree and impressive climbing hydrangea. Mainly laid to lawn with patio areas, rockery, ivy covered pergola and bird bath. Kitchen garden with a selection of mature soft fruits and several beds for growing vegetables, potting shed and greenhouse. Gated side access.







ON THE GROUND FLOOR:

Entrance porch with wooden flooring and inset doormat, coving to ceiling, front door with leaded window and leaded light window to front aspect.

Spacious entrance hallway with staircase to first floor, window to side aspect, radiator, ceiling rose, coving to ceiling, smoke alarm, door to cellar.

Sitting Room with large box bay sash window to front aspect, original coving, ceiling rose, high skirting boards, fireplace with gas coal effect fire, radiator, built-in shelves, doors to dining room;

Dining Room with original coving, high skirting boards, two radiators, serving hatch to kitchen, part glazed doors to garden.

Larder with shelves and window to side aspect.

Fitted Kitchen/Breakfast Room with a range of white matching wall and base units including glass display cabinets and plate rack, contrasting worktops, sink with mixer taps, under counter fridge and freezer, stainless steel oven and hob, extractor hood, tiled splashbacks, tiled flooring, radiator, window to side aspect and side door to garden.

Scullery with one and a half bowl stainless steel sink, window to rear aspect, space for washing machine, tumble dryer and dishwasher, tiled flooring and door to side porch.



ON THE FIRST FLOOR:

First Floor landing, split level with window to side aspect, picture rail, radiator, stairs to second floor.

Bedroom One is dual aspect with window to side aspect and feature bay window to rear aspect, coving to ceiling, built-in wardrobes, sink with taps and storage under, radiator.

Bedroom Two with picture rail, ceiling rose, two sash windows to rear aspect, coving to ceiling, fireplace recess, radiator.

Bedroom Three with two sash windows to front aspect, picture rail, coving to ceiling, ceiling rose, fireplace recess with cupboard doors, built-in cupboards, two radiators.

Bedroom Six / Study with sash window to front aspect, coving to ceiling, radiator.

Family Bathroom with sink, bath with overhead shower and shower attachment, window to side aspect, cupboard with built-in shelves, two radiators.

Separate WC with window to front aspect, low level WC, sink, picture rail.







ON THE SECOND FLOOR:

Requires modernisation.

Landing with storage cupboard.

Bedroom Four with window to front aspect, part-sloping ceiling, built-in cupboards and shelves.

Bedroom Five with window to rear aspect, part-sloping ceiling, built-in cupboards and shelves. Storage Room with window to rear aspect, water tank and access to loft space.

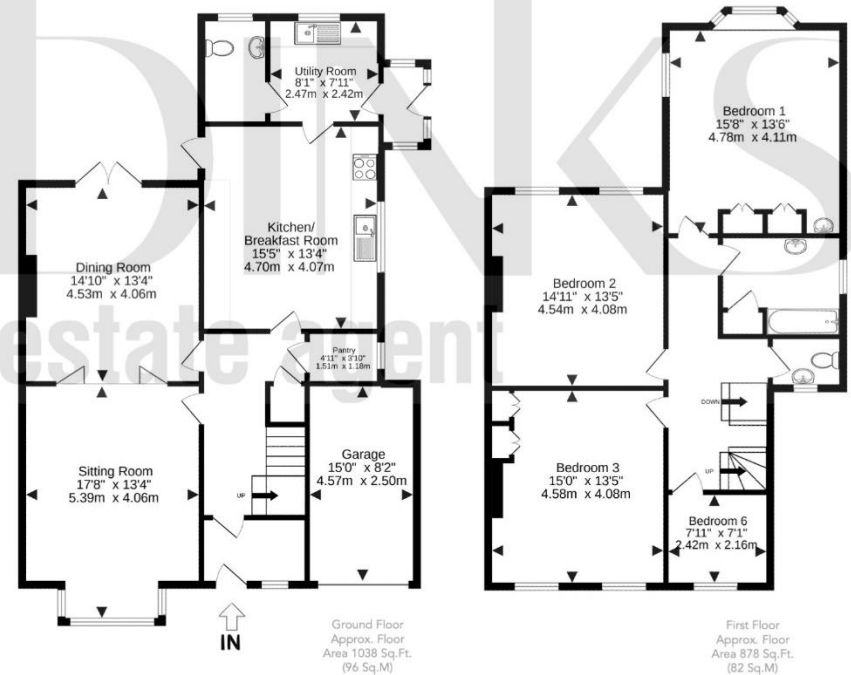
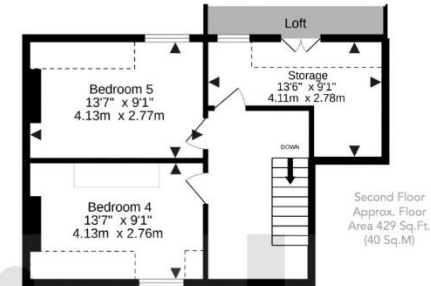




Berks Hill, Chorleywood, Hertfordshire, WD3 5AH

Approx. Gross Internal Area

218 Sq M – 2344 Sq Ft



Three Rivers District Council – Band G: £3,353.19 (for the period Apr 2022 – Mar 2023)

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given. Reference: V1_April 2022 © Binks (Sales & Lettings) Limited 2022 ALL RIGHTS RESERVED AND COPYRIGHTED.

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