

Beechwood Park

Chorleywood | Hertfordshire



binks
estate agent

Beechwood Park Chorleywood | Hertfordshire



A spacious five bedroom modern detached house set in a sought after private gated close, conveniently located for easy access to the M25, Chorleywood Common and popular schools. This attractive family home has been recently extended to provide excellent living space, and is one of only seven homes in this desirable development.

FEATURES

- Entrance Hall with Cloakroom
- Sitting Room, Play Room & Study
- Large Open Plan Kitchen Family Room with Rooflight
- Utility Room
- Principal Bedroom with En-Suite Bath/Shower Room
- Four Further Bedrooms, One with En-Suite Shower Room
- Family Bathroom
- Double Detached Garage
- Double Glazing & Gas Central Heating
- Private Gate Development
- EPC: C



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.

THE PROPERTY

The reception hall gives access to three reception rooms with a study with oak flooring to the front aspect and a playroom. To the rear is the main living room with wooden flooring, attractive feature stone fireplace and fitted coal effect gas fire.

Double doors open to the garden. There is a cloakroom. The open plan kitchen/family room is a most attractive room, beautifully fitted with a comprehensive range of wall and floor units, granite/marble worksurfaces fitted with an excellent range of appliances including a five ring gas hob, double oven with extractor hood over, built-in microwave, integrated dishwasher, American style fridge freezer, wine fridge and underfloor heating.

Adjoining is the utility room fitted with a butler sink and plumbing for a washing machine and tumble dryer. There is a large rooflight and bifold doors to the patio and garden.

To the first floor is a spacious principal bedroom with en suite bath/shower room, guest bedroom suite and three further bedrooms and a family bathroom.

EXTERNALLY

To the front of the house is a good size driveway providing parking space for several cars and a large double garage and a small area of garden which wraps around to a good area of lawn to the rear with a variety of flowering plant shrubs and a large garden shed.









Approximate Area = 212.9 sq m / 2292 sq ft
Garage = 25.5 sq m / 274 sq ft
Total = 238.4 sq m / 2566 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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ADDITIONAL INFORMATION

- TENURE: FREEHOLD
- PARKING: DRIVEWAY TO FRONT OF PROPERTY
- POSTCODE: WD3 5TH
- THREE RIVERS DISTRICT COUNCIL – BAND G: £3,353.19 (FOR THE PERIOD 2022 -2023)
- NW FACING REAR GARDEN WITH SIDE ACCESS
- EPC – C
- RESIDENTS ASSOCIATION CHARGE: £100 PER MONTH

NB: THE PURCHASE OF THE PROPERTY IS SUBJECT TO A SALES RESTRICTION BY WAY OF A FAMILY COURT ORDER AND CANNOT EXCHANGE AND COMPLETE UNTIL LEGAL CONCLUSION. THIS IS CURRENTLY EXPECTED TO BE IN 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.

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