



Solesbridge Lane

Chorleywood, Rickmansworth, WD3

binks
estate agent

{ The Particulars

Solesbridge Lane
Chorleywood, Rickmansworth, WD3

Guide Price: £575,000
Freehold

 **2 Bedrooms**
 **1 Bathrooms**
 **1 Receptions**

Features

- Semi-Detached House
- Two Bedrooms
- Fitted Kitchen
- Living/Dining Room
- Bathroom
- Beautiful rear walled garden with patio areas
- Off street parking
- Convenient location
- EPC: C

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The Property

Positioned on Solesbridge Lane, this well maintained two-bedroom semi-detached home offers a supremely convenient lifestyle. Just moments from the rolling landscapes of Chorleywood Common and affording swift access to the M25 motorway, commuters will revel in the easy connections while families will delight in the proximity to the area's highly regarded schools.

An inviting entrance hallway ushers you into the contemporary interior bathed in natural light. There is a stylish kitchen, appointed with appliances and the living/dining room has double doors which seamlessly extend the living space onto the beautiful rear garden.

Two well-proportioned bedrooms are complemented by the family bathroom on the first floor.

Embracing idyllic outdoor entertaining, the delightful walled garden reveals an array of seating areas ideal for alfresco dining while raised flower beds cultivate a verdant sanctuary brimming with colour and fragrance. Completing the picture, a lean-to provides side access while off-street parking enhances the day-to-day convenience.

Location

Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. In addition, there is a Community Library, two doctors' & dentists' surgeries There is an excellent range of schooling for all ages nearby in both the private and state sectors. Chorleywood Metropolitan/Chiltern Line Station offers a 35minute service into central London. The nearby M25 (Junctions 17 & 18) gives access to the airports and the national motorway network.

Cost

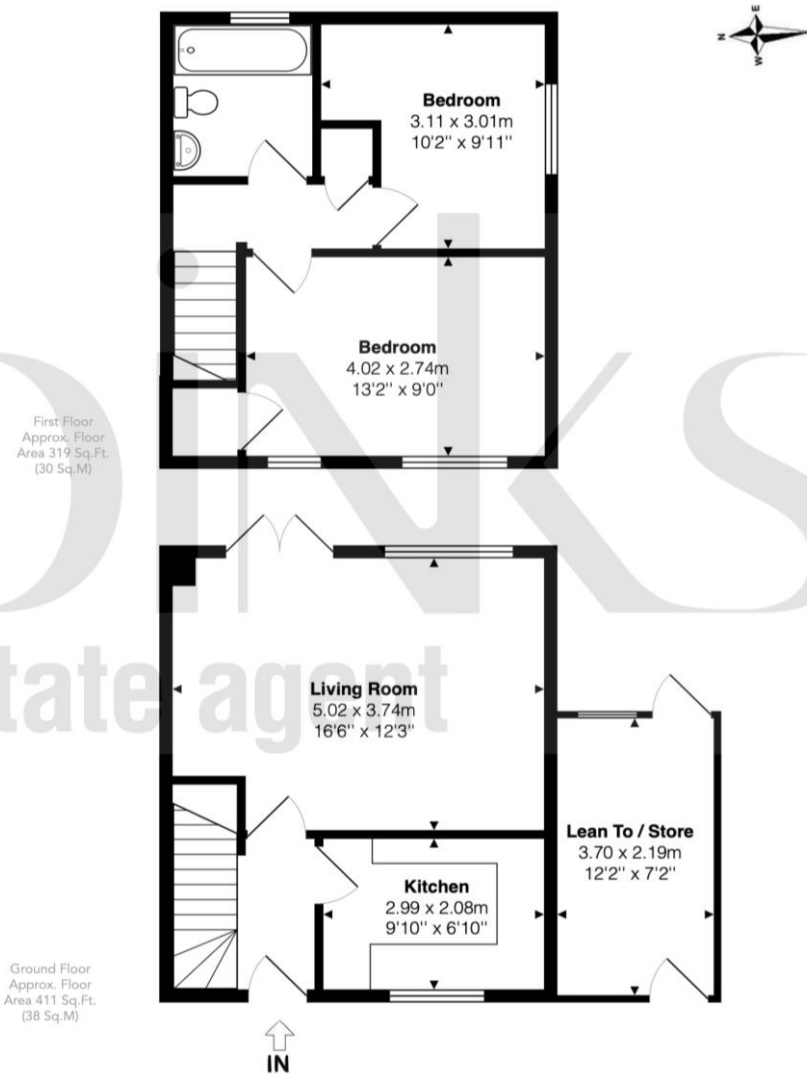
Council Tax – Three Rivers District Council – Band E
£2,697.16 (For the period 2024-2025)

{ Modern semi-detached two-bedroom house in a popular location close to Chorleywood Common. This well-presented property also has off street parking and a beautiful, well-maintained rear garden.

Wyatts Lodge, Solesbridge Lane, Chorleywood, Hertfordshire, WD3 5SW

Approx. Gross Internal Area

68 Sq M – 730 Sq Ft (Incl Lean To/Store)



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these 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.

