



Heronsgate Road

Chorleywood, Rickmansworth, WD3

binks
estate agent

{ The Particulars

Heronsgate Road
Chorleywood, Rickmansworth, WD3

Guide Price: £585,000
Freehold

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

Features

- Detached period cottage
- Entrance porch
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Bathroom
- Courtyard rear garden
- Off street parking
- Chain Free
- EPC: E

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The Property

Situated on the popular Heronsgate Road, this charming two-bedroom detached period cottage offers a unique opportunity for those seeking a home with character and potential.

As you enter through the porch there is a living room complete with ornamental fireplace. An internal hallway has a convenient storage cupboard and a separate dining room with French doors opening out to a paved southwest facing courtyard garden—an ideal spot for relaxing or entertaining. The fitted kitchen includes built-in appliances and is a usable space with scope for modernisation.

Upstairs the first-floor landing provides access to two generously sized bedrooms and a bathroom, all with the potential to create a stylish and comfortable living environment.

The property benefits from off-street parking for two cars and a charming front garden that adds to its kerb appeal. While Forge Cottage is in need of updating, it provides an exciting opportunity to create a truly special home, blending period charm with modern comfort.

Situated on Heronsgate Road, Forge Cottage is a two-bedroom detached house. The property has a two reception rooms, fitted kitchen and a family bathroom. The rear courtyard is southwest facing and the property has off street parking.

Offered to market chain free, the property would benefit from some modernisation and improvement.

Don't miss this chance to transform a rarely available property in a prime location, just moments from the tranquil village of Chorleywood and its surrounding countryside.

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' and 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.

Costs

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

Heronsgate Road, Chorleywood, Hertfordshire, WD3 5BP

Approx. Gross Internal Area

77 Sq M – 823 Sq Ft



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 misstatement. 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 & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

