



Heronsgate Road

Chorleywood, WD3

binks

estate agent

{ The Particulars

Heronsgate Road
Chorleywood, WD3

Guide Price: £725,000
Freehold

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

Features

- Fully renovated detached bungalow
- Two double bedrooms
- Living room with gas effect wood burner
- Modern fitted kitchen
- Bathroom with separate shower
- Study with built-in bespoke cabinetry
- Double glazing and underfloor heating
- Off street parking and rear garden
- Chain Free
- EPC: C

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The Property

Tucked away in a sought-after position on Heronsgate Road, Old Forge is a unique and charming detached bungalow that has been thoughtfully renovated to the highest standards. Combining modern living with a peaceful, private setting, this beautiful home is perfect for those seeking comfort, style, and convenience.

As you enter, the hallway offers practical storage solutions including a utility cupboard and a coats/airing cupboard, while also featuring an alarm system for added peace of mind.

The property has a stylish study with a side-aspect window and bespoke built-in cabinetry, making it an ideal space for home working or reading.

The spacious, dual aspect living room is flooded with natural light thanks to large doors that open onto the garden as well as Velux windows. A striking gas-powered wood-burning effect stove serves as a cosy focal point, perfect for relaxing evenings. The living room flows seamlessly into a modern open-plan kitchen, which features matching wall and base units and a variety of built-in appliances, including a fridge/freezer, oven, hob, extractor and a Quooker tap for instant hot water.

Old Forge offers two generously sized double bedrooms, both with built-in cupboards, providing ample storage.

The stylish, fully tiled bathroom features a luxurious bath, separate shower, WC, and wash hand basin, completing the interior of this beautifully appointed home.

The Old Forge is a fully renovated detached bungalow offering contemporary living accommodation in a desirable location. This beautiful two double bedroom property has a living room, study, high specification kitchen and bathroom and underfloor heating throughout. There is off street parking for several cars and a southwest facing rear garden. **Offered to market chain Free.**

To the rear the private, enclosed garden is mainly laid to lawn with a patio area perfect for outdoor dining and entertaining. Gated side access adds to the convenience and security of the space.

The front of the property provides parking for several cars and the added benefit of an electric vehicle charging point ensures this home is future proof for modern living.

Old Forge combines the best of contemporary comfort with a unique location, making it an exceptional opportunity for those looking for a home that offers both style and substance in Chorleywood.

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.

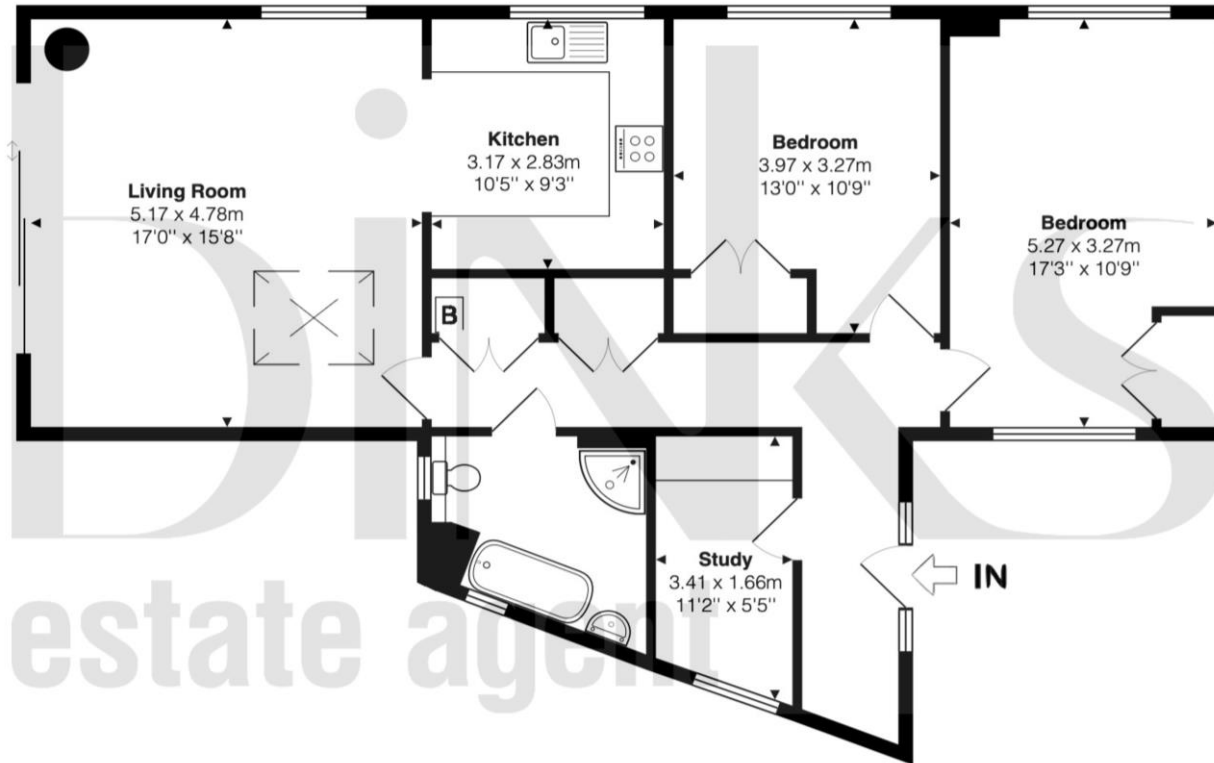
Costs

Council Tax – Three Rivers District Council – Band: TBC

Heronsgate Road, Chorleywood, Hertfordshire, WD3 5BP

Approx. Gross Internal Area

92 Sq M – 985 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 (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

