



Solesbridge Lane

Chorleywood, WD3

binks
estate agent

{The Particulars

Solesbridge Lane
Chorleywood, WD3

Offers in excess of: £1,000,000
Freehold

 **4 Bedrooms**
 **2 Bathrooms**
 **3 Receptions**

Features

- Detached family home
- Four well-proportioned bedrooms
- Living/dining room, conservatory and study
- Upstairs bathroom and shower room
- Fitted kitchen and utility area
- Private rear garden
- Off street parking
- Close to Chorleywood Common
- Well located for schools and transport links
- EPC: C

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The Property

Situated on a residential road moments from the open spaces of Chorleywood Common, this well-presented detached family home offers generous and versatile accommodation ideally suited to modern family living.

The property is entered via a hallway with access to a convenient downstairs WC. There is a spacious living/dining room, with a gas fire, providing an excellent entertaining space and features patio doors opening into a bright conservatory which has attractive views over and direct access to the rear garden. The kitchen is thoughtfully designed with a range of matching cabinetry, wood effect worktops, integrated appliances and a breakfast bar and flows naturally into a practical utility area. To the front of the house a separate study offers an ideal home office or quiet retreat.

Upstairs, the first floor comprises four well-proportioned bedrooms, served by a fully tiled family bathroom and an additional modern shower room, providing excellent facilities for family and guests alike.

Externally, the rear garden is well-maintained and offers a good degree of privacy, bordered by mature hedging on both sides. Mainly laid to lawn, it also features a patio area ideal for outdoor dining and relaxation. To the front, a gravelled driveway provides off-street parking for several vehicles.

Solesbridge Lane is particularly well regarded for its proximity to excellent local schooling, transport links and the surrounding countryside, making this an appealing home in a highly desirable location.

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 G - £3,860.17 (for the period 2025-2026)

Declaration of Personal Interest (Estate Agents Act 1979)

Under the terms of the Estate Agents Act 1979, we are required to disclose that the owner of this property is a "connected person" as defined by the Act. The seller is currently employed by Robsons Estate Agents Northwood and is therefore engaged in estate agency work.

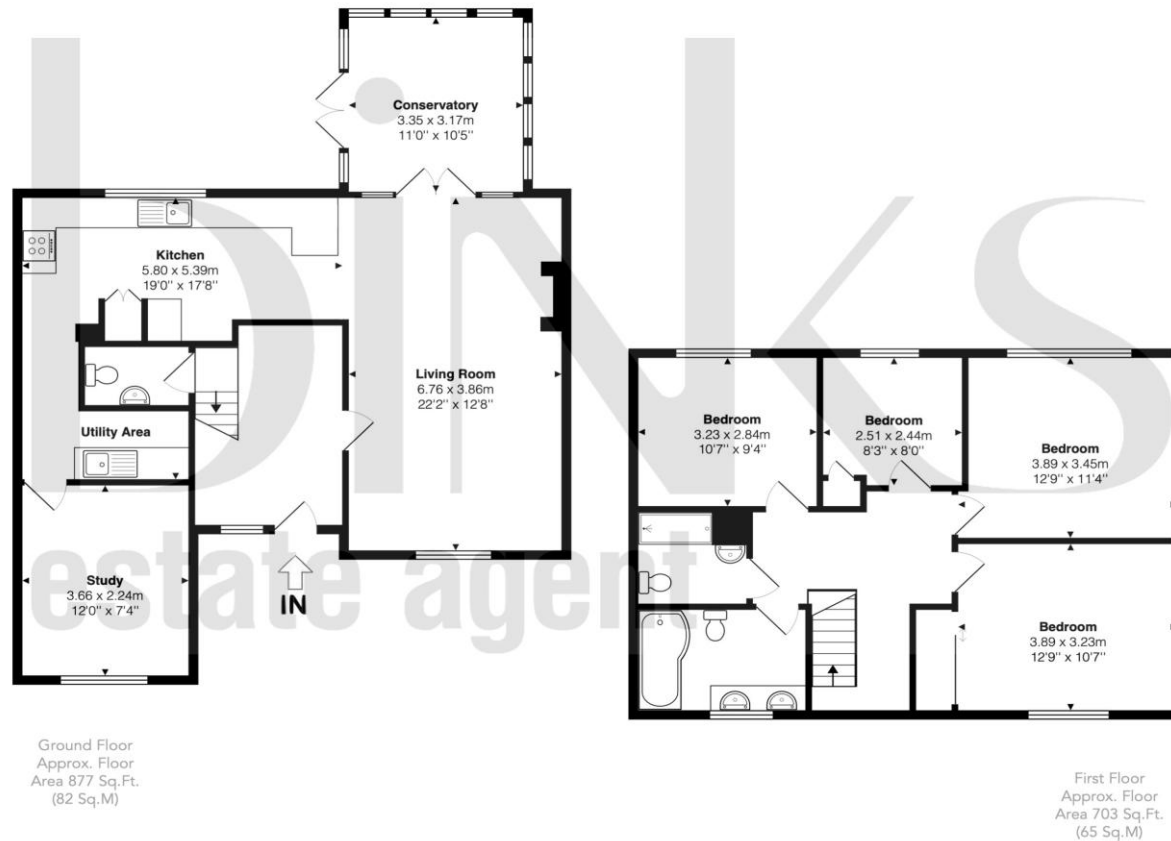
In accordance with Section 21 of the Act, this personal interest is hereby disclosed prior to any negotiations. Please be advised that no pre-contract deposits will be requested or accepted for this transaction.

 An attractive detached four-bedroom family home, ideally positioned close to Chorleywood Common, highly regarded local schooling and excellent transport links. The accommodation is well-balanced, featuring three reception rooms, a fitted kitchen with adjoining utility area, a downstairs WC and both a family bathroom and separate shower room upstairs. Outside, the property has a level, well-maintained rear garden and generous off-street parking to the front.

Solesbridge Lane, Chorleywood, Rickmansworth, Hertfordshire, WD3 5SW

Approx. Gross Internal Area

147 Sq M – 1580 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.

