



**Heronsgate Road**

*Chorleywood, WD3*

**binks**  
estate agent

# { The Particulars

Heronsgate Road  
Chorleywood, WD3

**Guide Price: £565,000**  
Freehold

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

## Features

- Attractive mid-terrace period cottage
- Thoughtfully renovated by the current owners
- Two reception rooms
- Modern kitchen in a classic style with integrated appliances
- Two first-floor bedrooms
- Contemporary family bathroom
- Rear garden with raised patio
- Insulated garden studio/home office
- Sought-after Heronsgate Road setting
- EPC: D | Chain free

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## The Property

This appealing period cottage has been carefully updated by the current owners to create a home that balances character and practicality in equal measure.

Set behind a gated front courtyard garden, the property has an immediate sense of charm. Inside, the accommodation is well arranged and flows naturally from one room to the next. The sitting room is positioned to the front of the house and is centred around a fireplace, giving the room a strong focal point and a comfortable feel. A bespoke fitted shelving and cupboard unit, neatly designed beneath the staircase, provides both practical storage and an attractive division between the sitting room and dining room. The dining room beyond offers an excellent second reception space, equally suited to everyday living and entertaining.

The kitchen has been fitted in a modern yet classic style, with a range of integrated appliances and direct access to the rear garden, allowing the space to work well for day-to-day living.

To the first floor are two well-proportioned bedrooms, served by a contemporary family bathroom, all presented in a tasteful and well-balanced style.

The rear garden is an attractive feature of the property, being mainly laid to lawn and complemented by a raised patio area, ideal for outdoor seating or dining. At the far end of the garden, the insulated studio/home office, complete with power and lighting, adds a particularly useful and versatile dimension to the house, whether for remote working, hobbies or ancillary use.

Overall, this is a property that offers the character of a period cottage together with the comfort and flexibility expected for modern living.

## Location

Heronsgate Road is a well-regarded address, conveniently placed for Chorleywood station, local shops and day-to-day amenities. The area is also well positioned for highly regarded schooling, leisure facilities and attractive surrounding countryside, contributing to its enduring appeal.

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.

## Material Information (Including Costs)

Property Type: Mid-terrace Period house

Tenure: Freehold

Heating: Gas-fired central Heating

Parking: On Street

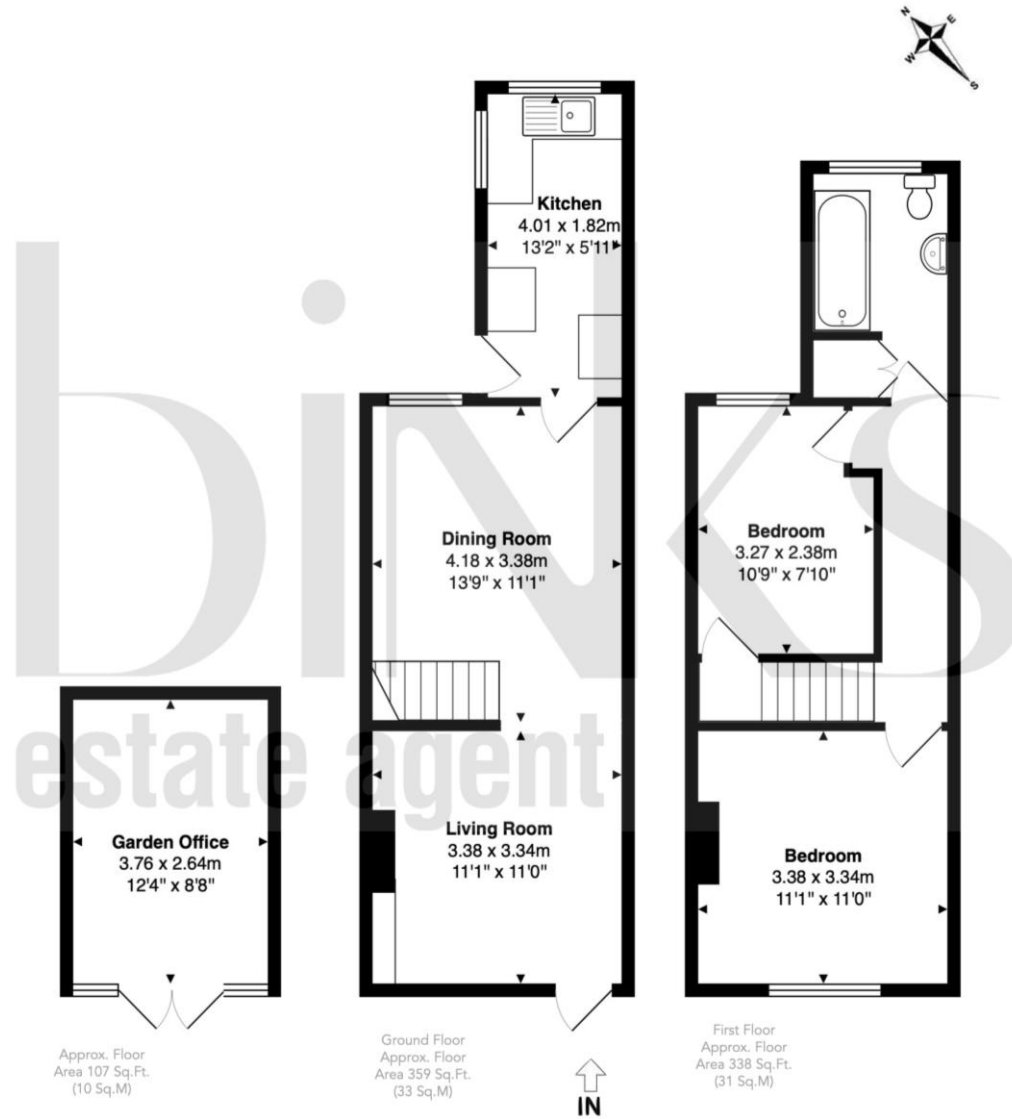
EPC: D

Local Authority: Three Rivers District Council Tax Band – E -  
£2,969.57 (For the period 2026-2027)

**An attractive and thoughtfully renovated mid-terrace period cottage, enjoying a sought-after Heronsgate Road setting and offering beautifully presented accommodation including two reception rooms, a modern kitchen in a classic style with integrated appliances, two first-floor bedrooms, a contemporary bathroom, an attractive rear garden and an insulated garden studio/home office. Offered to the market chain free.**

# Manor Cottages, Heronsgate Road, Chorleywood, WD3 5BJ

Approx. Gross Internal Area  
75 Sq M – 804 Sq



## 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.

