

Groveswood Close, Rickmansworth, Hertfordshire, WD3 5PU



£2,250,000 Freehold 5 Bedroom Detached House

An impressive FIVE DOUBLE BEDROOM DETACHED FAMILY HOME in a sought-after residential road in the heart of Chorleywood. Constructed in 2012 to a high specification and is within walking distance of the village and to Chorleywood Metropolitan Tube & Chiltern Railways Station.

- FIVE DOUBLE BEDROOMS
- MODERN KITCHEN DINER
- CONSERVATORY
- TWO OFFICES
- UTILITY ROOM
- DOUBLE GARAGE
- DRIVEWAY
- FIVE BATHROOMS
- DOWNSTAIRS CLOAKROOM

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The ground floor of this property boasts a welcoming entrance hall that provides access into almost all of the downstairs rooms. To the rear is a modern kitchen/dining room, fully fitted with Fischer & Paykel plus Miele, that leads into the conservatory. There is also a 19' formal living room with feature fireplace. Two further reception rooms, currently being used as offices, a utility room and a downstairs cloakroom completes this floor.

Four double bedrooms, three with en-suites are on the first floor as well as a further bathroom suite. Bedroom one benefits from ample built-in storage. On the second is a family room/fifth bedroom and a shower room as well as a laundry room plus ample storage in the eaves with four access points.

To the front of the property is a double garage as well as two additional parking spaces on the driveway in front. To the rear is a large, well-maintained garden made up of a combination of lawn and patios with some shrubs. There is the added benefit of a fully fitted barbeque area, perfect for entertaining family and friends, and an automated watering system.

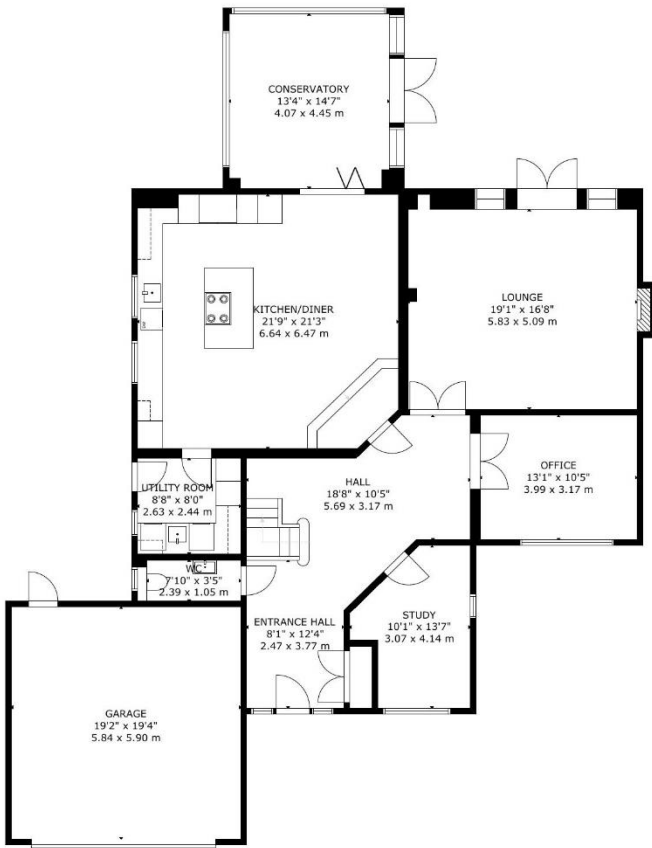
Located just under half a mile from Chorleywood's Metropolitan/Chiltern Line Station and Village Centre. Chorleywood has superb transport links with access to junctions 17 and 18 of the M25 and Baker Street is approx. 35 minutes on the Metropolitan line and bus routes service the Village. Chorleywood Common covers 80 hectares (the equivalent of 110 football pitches) with grasslands, wooded areas and seven ponds. The Common is a County Heritage Site, a Conservation Area and a Local Nature Reserve. The area is renowned for its choice of schooling to include Merchant Taylor's, Royal Masonic, St Clement Danes.

- Local Authority: Three Rivers District Council
- Council Tax: Band H Approx. £4217.56 (2023-2024)
- Approx. Floor Area: 3,722 Sq ft / 346 Sqm
- Nearest Station: 0.5 miles Chorleywood Station – Metropolitan/Chiltern Line

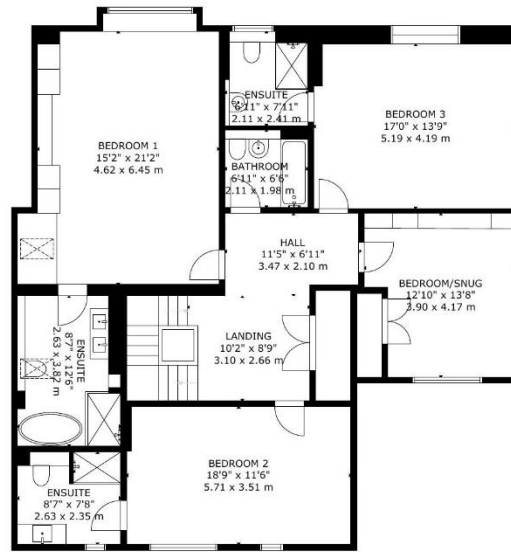


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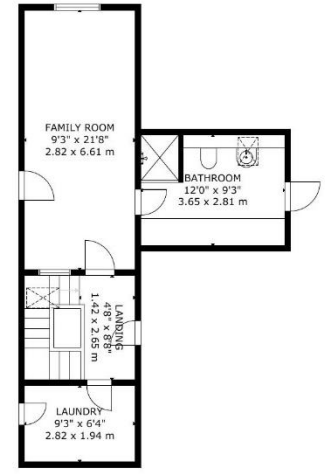




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA
 TOTAL: 346 m²/3,722 sq.ft
 GROUND FLOOR: 158 m²/1,697 sq.ft, FIRST FLOOR: 145 m²/1,562 sq.ft, SECOND FLOOR: 43 m²/463 sq.ft
 EXCLUDED AREA: GARAGE: 34 m²/371 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE: It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.
 NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		