



Attractive brand new home in a cul-de-sac location

1 Pine View, Quickley Rise, Chorleywood, Rickmansworth, Hertfordshire, WD3 5PE

Freehold



Entrance hall • Cloakroom • Sitting room • Superb kitchen/ breakfast/family room • Utility room • Master Bedroom with en suite shower room • Guest Bedroom with en suite shower room • Three further bedrooms and two bathrooms Integral garage • Gardens • PEA=B

Local Information

Quickley Rise is a popular residential road conveniently situated about a mile from Chorleywood village centre and station. There is an excellent choice of schooling within the area, both state and private. Chorleywood Common offers picturesque walks and a public nine-hole golf course together with other leisure facilities close by including equestrian pursuits. Nearby Rickmansworth provides a comprehensive shopping centre with the food halls of Marks & Spencer, Waitrose and Tesco and the M25 can be accessed at Junction 18, with links to the motorway network and major trunk routes.

Property Description

This great new home offers superb design and space with an excellent contemporary specification

- Spacious entrance hall with glazed porcelain tiled flooring and cloakroom
- Bright and light sitting room featuring an attractive fireplace with a wood burner
- 33' kitchen/dining/family room with bi-fold doors to the garden
- Kitchen designed by Hacker with an excellent range of wall and floor units, central island and integrated Neff appliances
- Utility room with built in units

- Master bedroom with an excellent range of bespoke wardrobes plus an en suite high quality shower room
- Guest bedroom with bespoke wardrobes plus en suite high quality shower room
- Two further bedrooms and a tiled family bathroom
- Second floor bedroom plus a separate fully tiled bathroom with a four piece suite
- Integral garage with electric up and over door
- Landscaped gardens to front and rear - NB: lawn to be turfed at the rear
- Block paved driveway with parking for several cars

Features include:

- Attractive corning and high skirtings
- Carpets fitted to sitting room and first and second floor
- Glazed porcelain tiled flooring to the hall and kitchen/ dining/family room
- CAT 5 wiring
- Chrome door furniture and switch plates
- Duravit bathroom fittings





1 Pine View, Chorleywood

Main House gross internal area 2,645 sq ft / 246 sq m

Garage gross internal area 208 sq ft / 19 sq m

Restricted Head Height gross internal area 60 sq ft / 6 sq m

Total gross internal area (Including Restricted Head Height) 2,913 sq ft / 271 sq m



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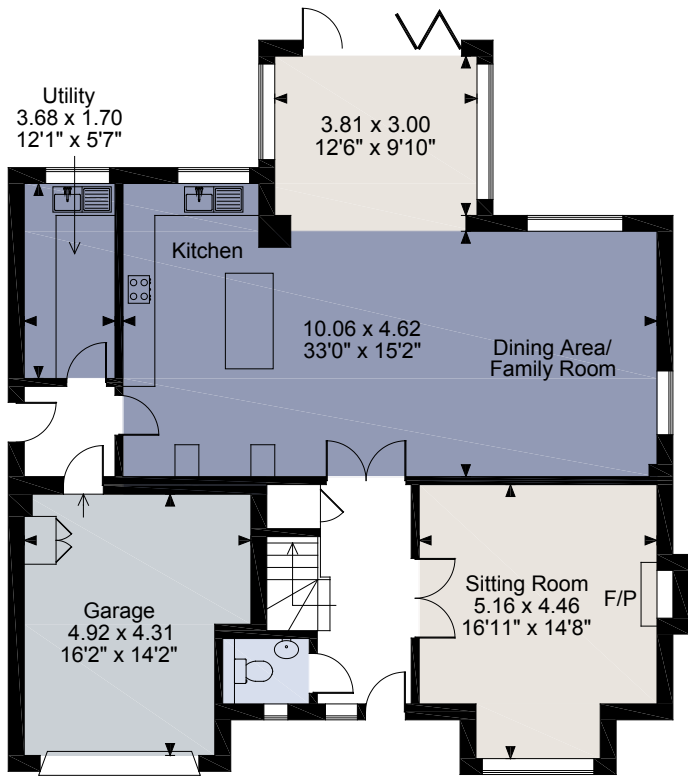
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Graeme Warren

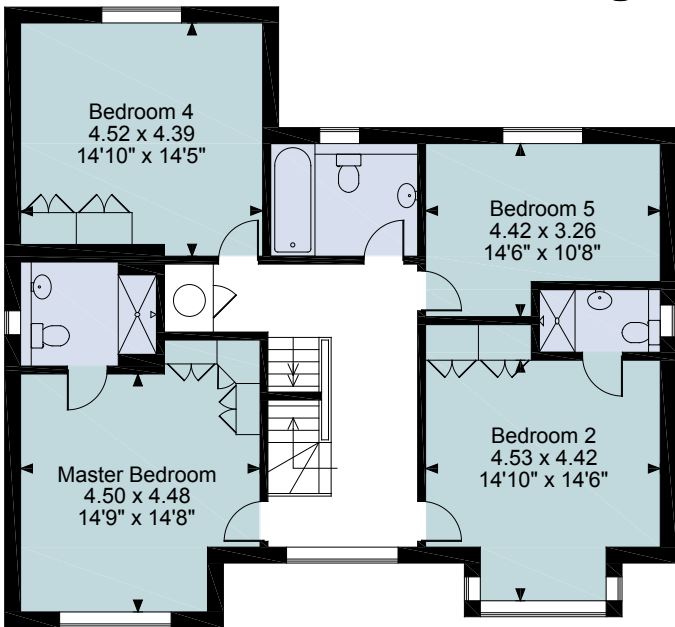
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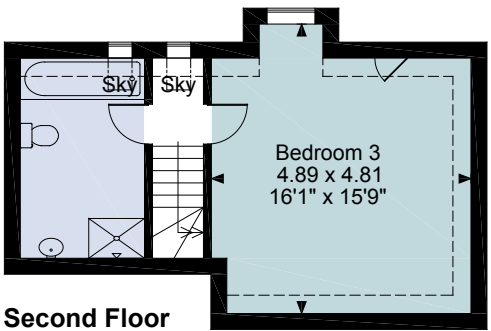
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Ground Floor



First Floor



Second Floor

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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