



# Beautifully refurbished home

**36 Chestnut Avenue, Rickmansworth, Hertfordshire, WD3 4HB**

Freehold





Hall • Cloakroom • Two reception rooms • 50' Kitchen/dining/family room • Utility room • Master bedroom with en suite • Four further double bedrooms • Three bathrooms • Garage • Gardens • EPC = C

### Local Information

Chestnut Avenue is situated about a mile and a half from Rickmansworth shops and station and about a mile from Chorleywood Common with its village cricket ground and nine hole golf course with its picturesque walks.

Rickmansworth offers a comprehensive shopping centre with the food halls of Marks & Spencer and Tesco. There is a selection of good schools, both private and state within the area.

Rickmansworth Station provides a frequent Metropolitan Line service to London, Baker Street and the Chiltern Turbo a main line service to Marylebone. The M25 is accessible at Junction 18, with connections to the motorway network and major airports.

### Property Description

36 Chestnut Avenue is a superb family home that has been thoughtfully extended to create excellent living and entertaining space over three floors. Much care has been taken with the specification with Karndean flooring, oak staircase, Duravit bathrooms, rewiring, replumbing and the house is very light and airy. On entering the house there is a reception hall with bespoke built-in cupboards, cloakroom and doors to the sitting room and study which are both front aspect. The kitchen/dining/

family room is the hub of the house and an outstanding feature of this home with a superb high gloss fitted kitchen with integrated Siemens appliances and a central island. Bi-fold doors open out to the garden. There is also a good utility room with fitted units.

On the first floor is a spacious landing and the master bedroom overlooks the rear garden and features built-in wardrobes and an en suite shower room. The guest bedroom has an en suite shower room too and there are two further bedrooms and a family bathroom. Stairs lead up to the second floor and a fifth bedroom with good eaves storage and a bathroom with a four piece suite.

The house is approached over a gravelled driveway with parking for several cars and there is gated side access to the rear garden. The garage has an electric door, light and power. The rear garden is enclosed and features a patio with inset lighting leading to lawn and attractive stocked borders. The overall plot is circa 0.23 acres.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.



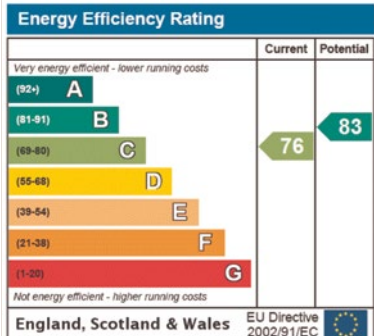




36 Chestnut Avenue, Rickmansworth, Hertfordshire, WD3 4HB  
Main House gross internal area 293 sq m/3,151 sq ft  
Garage 19 sq m/210 sq ft



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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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