



FOYERS

Belsize, Sarratt, Rickmansworth, Hertfordshire, WD3 4NS



ATTRACTIVE BUNGALOW ON A LOVELY PLOT IN AN ELEVATED POSITION

FOYERS, BELSIZE, SARRATT,
RICKMANSWORTH, HERTFORDSHIRE, WD3
4NS

Price On Application, Freehold

Porch ♦ sitting room ♦ dining room ♦ kitchen ♦ conservatory
♦ 3 bedrooms ♦ shower room ♦ cloakroom
♦ garage ♦ workshop ♦ utility store ♦ garden room
♦ grounds approximately 0.44 acres ♦ EPC rating = E

Situation

Belsize is a small hamlet of pretty cottages, farm and country houses set between the larger villages of Chipperfield and Sarratt. Belsize is approximately 4 miles from Chorleywood and about 5 miles from Rickmansworth. Both offer the Chiltern Turbo to Marylebone and the Metropolitan Line to Baker Street and the City. The M25 can be accessed at Junction 18 with links to the motorway network or Junction 20 at Kings Langley. Both Sarratt and Chipperfield have village primary schools and all have lovely country pubs.

Description

Foyers is an attractive detached home that has been in the same family for over fifty years and offers an opportunity to improve and extend (subject to usual consents) to create a lovely family home. Currently there are two good reception rooms with the sitting room being double aspect with doors out to the garden. The kitchen is to the rear and is fitted with a range of units and opens into a sunny conservatory with doors to the garden. There are three double bedrooms and a shower room plus a separate cloakroom.



Outside

The gardens are an outstanding feature of this lovely detached bungalow and the plot over is approximately 0.44 acres. The house is approached over a winding path to the front door. The gardens to the front are attractively laid out to lawn with shrub borders and there is access to the rear garden which has abundant stocked shrub and flower borders together with feature trees and sitting areas. There is a useful utility brick store and a garden room plus garden sheds.

There is a double garage with carport to the front and a workshop with light and power to the rear.

NB: Purchasers note: there is no gas to the house but it is in the road. The heating is by way of an inverter.

Directions

From Junction 18 of the M25 proceed on the A404 towards Chorleywood and Little Chalfont for approximately a quarter of a mile. Turn right at the traffic lights into Solesbridge Lane and continue for about a mile. At the end of the road bear left onto Sarratt Road and follow the road into the village. Continue through the village and follow the road round Poles Hill and when you get to the bottom of the hill bear left into Flaunden Lane and Foyers will be found on the left opposite the Plough.

Energy Performance

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

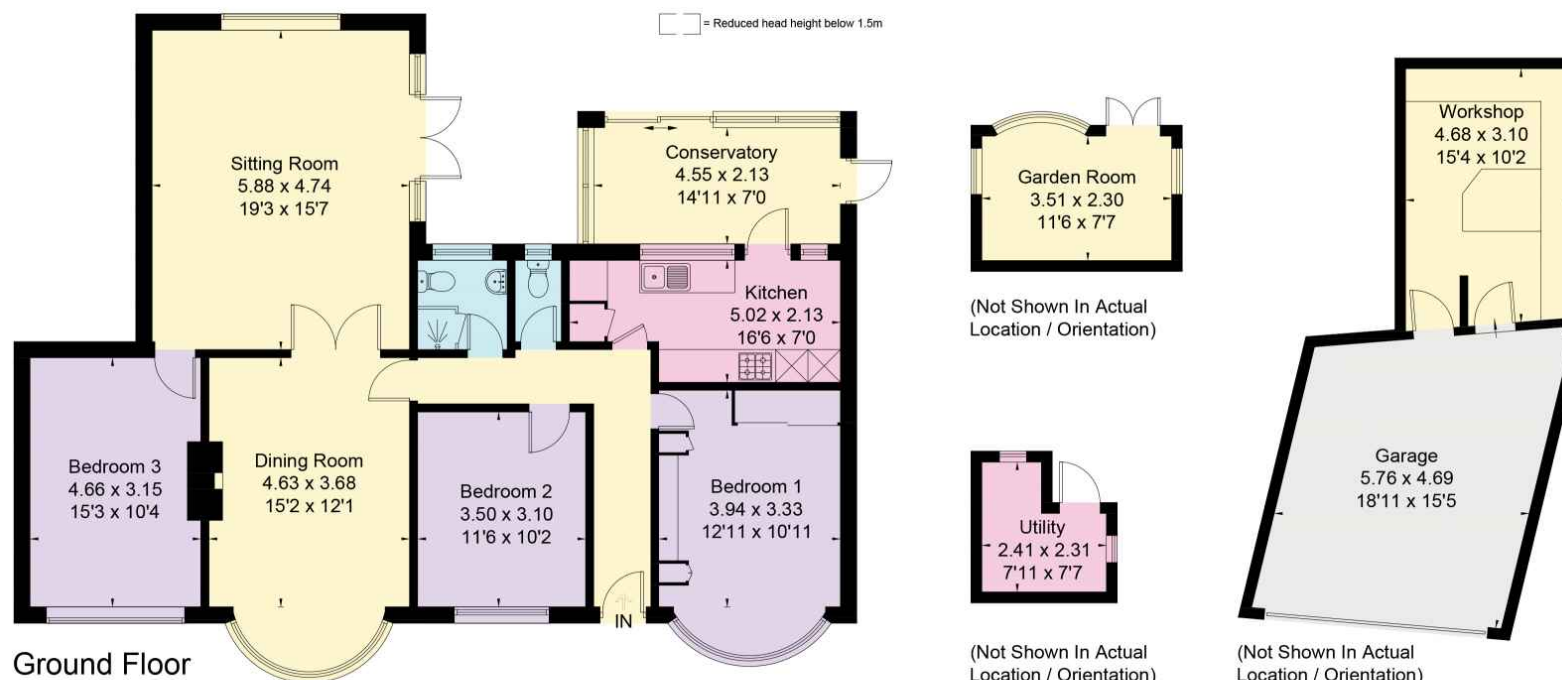
Viewing

Strictly by appointment with Savills.



FLOOR PLANS

Approximate Area = 129.3 sq m / 1392 sq ft
 Garage = 24.4 sq m / 263 sq ft
 Workshop / Garden Room / Utility = 27.4 sq m / 295 sq ft
 Total = 181.1 sq m / 1950 sq ft
 Including Limited Use Area (1.4 sq m / 15 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 231884

Savills Rickmansworth
 11 Church Street,
 Rickmansworth, WD3 1BX
 rickmansworth@savills.com
 01923 773171

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190521NM

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		

Produced in Fprintz by floorplanz.co.uk