



Character semi-detached property over three floors

Aberdeen House, 46 Herongate Road, Chorleywood Rickmansworth, Hertfordshire, WD3 5BB

Freehold



26ft sitting room • cloakroom • kitchen/breakfast room
• first floor with two bedrooms and a family bathroom •
second floor with two bedrooms and en suite shower
room • off-street parking • walled courtyard garden

Local information

Heronsgate Road is conveniently situated approximately 1.5 miles from Chorleywood village centre and station. Chorleywood is one of the country's most sought after places to live with its village shops and Metropolitan/Chiltern Line 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. The M25 can be accessed at Junction 17.

About this property

Aberdeen House is a beautifully refurbished character home on three floors and offers great living and entertaining space. The sitting room is an impressive 26' long and features attractive wood shutters to the windows. There is a cloakroom adjacent. The sitting room opens into a terrific breakfast room with fitted bench seating and an alcove housing the range style cooker with feature brick surround and some fitted cupboards. A couple of steps brings you down into the kitchen which is fitted with an excellent range of matching wall and floor units with integrated appliances and a fitted breakfast bar with display shelving. A door leads to the garden.

On the first floor there are two double bedrooms with the master having a recessed wardrobe space. The generous bathroom is tiled and has a four piece suite.

The second floor has two bedrooms with a jack and jill

shower room. This could be used as a great space for a teenager with bedroom, shower and a snug.

Outside

There is gated access to the house with a paved drive leading to a walled courtyard garden. Large timber shed.

NB: This property previously had Class 1 retail use. There is potential to extend subject to usual planning consents and maybe conversion possibilities to apartments (subject to planning).

Tenure

Freehold

EPC rating = E

Viewing

Strictly by appointment with Savills





Approximate Area = 136.3 sq m / 1467 sq ft
Including Limited Use Area (8 sq m / 86 sq ft)
For identification only. Not to scale.
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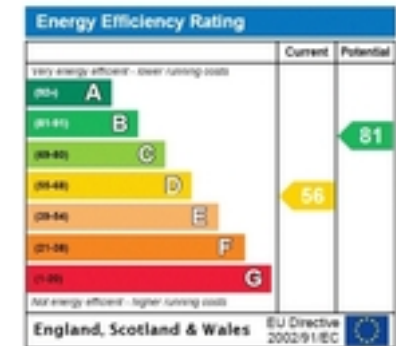


Ground Floor

First Floor

Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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