



Character family home in a prime location

25 Chestnut Avenue, Rickmansworth, Hertfordshire, WD3 4HA

Freehold



Hall with cloakroom • Four reception rooms • Kitchen/ breakfast room • Principal bedroom with dressing room and en suite • Four further bedrooms • Two bathrooms • Garage • Plot about 0.4 of an acre

Local information

Chestnut Avenue is situated approximately a mile and a half from Rickmansworth shops and station and approximately a mile from Chorleywood Common with its picturesque walks, village cricket ground and nine hole golf course. Rickmansworth offers a comprehensive shopping centre with the food halls of Waitrose, 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.

About this property

25 Chestnut Avenue is a lovely character home and offers fabulous entertaining space on the ground floor with bright and light reception space. The house features tiled flooring and under floor heating to most of the ground floor. The sitting room is a lovely room with bi-fold doors out to the garden and an attractive open fire place. The dining room also has bi-fold doors out the garden and links to the family room which is fitted with an array of book shelving. A secret door opens in the games room/gym. The kitchen/breakfast room is the hub of the household and features an excellent range of built-in wall and floor units plus a central island. Integrated appliances include wine fridge, dishwasher and there is a fitted

Belling cooker and space for a large fridge/freezer. The utility room has a range of cupboards.

The principal bedroom overlooks the garden and features a great walk-in wardrobe and a fully tiled en suite bathroom comprising bath, walk-in shower, wc and wash basin. Bedrooms two and three are double and have built-in wardrobes and a jack and jill shower room. There are two further bedrooms both with fitted wardrobes and a generous fully tiled family bathroom comprising, bath, shower, wc and twin vanity basins.

Outside

The house is approached over a long driveway with parking for several cars bordered by lawn and attractive borders to the side. There are two useful storage areas to the front and gated access to the rear garden.

The rear garden is delightful and has super entertaining terrace and a covered verandah from the sitting room to enjoy morning coffee or evening drinks. The garden is enclosed with mature hedging and trees making a delightful setting for this lovely character home.

Tenure

Freehold

EPC rating = D

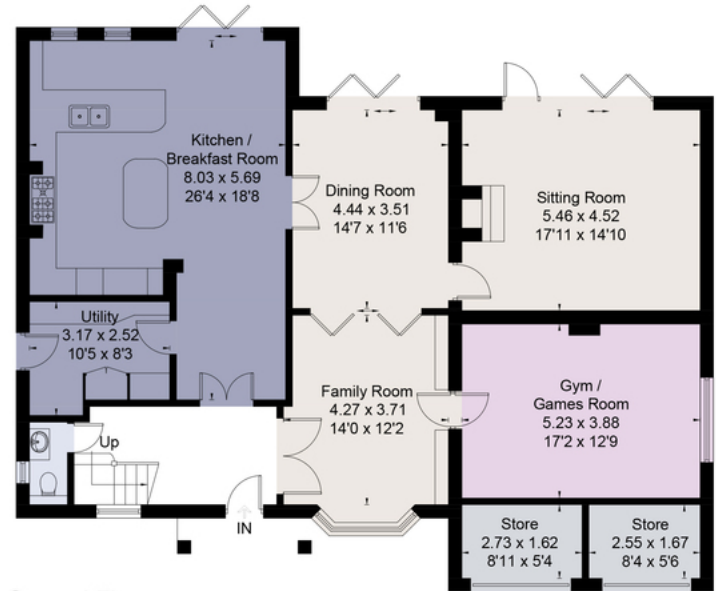
Viewing

Strictly by appointment with Savills

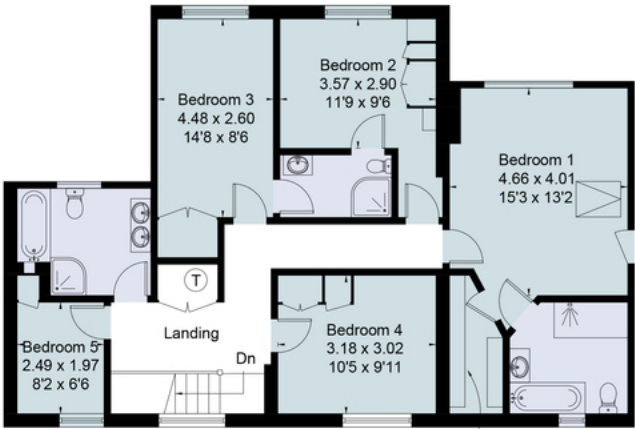




Approximate Area = 246.5 sq m / 2653 sq ft
Stores = 8.8 sq m / 95 sq ft
Total = 255.3 sq m / 2748 sq ft
For identification only. Not to scale.
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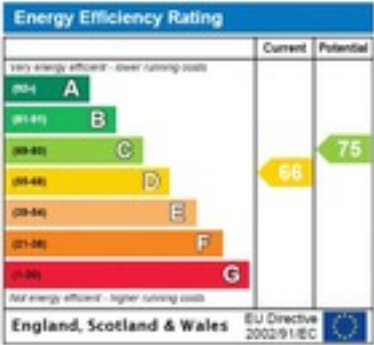


Ground Floor



First Floor

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