



Chandlers Lane, Chandlers Cross, Rickmansworth, WD3

£1,700,000 Freehold

SITTING ROOM • FAMILY ROOM • DINING ROOM • LARGE RECEPTION HALL • KITCHEN • UTILITY ROOM •
DOWNSTAIRS SHOWER ROOM • FOUR BEDROOMS • FAMILY BATHROOM • TWO OUTDOOR KENNELS • BASEMENT •
SPACIOUS GROUNDS & GARDENS WITH A WELL

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A large reception hall welcomes you to the property. There is a sitting room overlooking the front with a beautiful Inglenook fireplace taking centre point of the room. There is a door to the dining room with double doors out to the garden. There is also an inner hall from the sitting room which leads to the modern fitted kitchen, which then takes you to the utility room and downstairs shower room. A family room completes the ground floor which is double aspect over the front and back of the property. There are four bedrooms to the first floor, with a spacious landing. Bedrooms one and two benefit from built-in storage and there is also a family bathroom. There is just over an acre of gardens to the rear of the property. There are two kennels (which until recently was used as a boarding kennel business), vast areas of lawn with tree lined, flowered and shrubbed borders. There is also a deep and generous driveway providing parking for several vehicles.

Council Tax band: G

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The property is situated in the rural hamlet of Chandlers Cross. The A411 links to junctions 19 & 20 of the M25 giving access to the national motorway network and into Watford for easy access to shopping and recreational facilities. Also for commuters to London there is Watford Metropolitan Line Station, as well as overground railway options via Watford Junction in Watford town centre.

Nearest Station: 2.7 miles – Croxley Station



Approximate Gross Internal Area
 Basement = 10.4 sq m / 112 sq ft
 Ground Floor = 108.4 sq m / 1,167 sq ft
 First Floor = 65.0 sq m / 700 sq ft
 Outbuildings = 113.4 sq m / 1,221 sq ft
 Total = 297.2 sq m / 3,200 sq ft



Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.