



STUNNING SIX BEDROOM, FIVE BATHROOM DETACHED FAMILY HOME

Halifax Road, Herongate, Chorleywood, WD3 5DF

ROBSONS

ENTRANCE HALL • KITCHEN/DINING/FAMILY ROOM • TWO ADDITIONAL RECEPTION ROOMS • CONSERVATORY • GAMES ROOM • UTILITY • TWO GUEST CLOAKROOMS • PRINCIPAL BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS WITH EN-SUITES • TWO ADDITIONAL BEDROOMS • FAMILY BATHROOM • STUDY • GARAGE • GATED DRIVEWAY • LANDSCAPED GARDENS

Robsons are pleased to present this striking six bedroom, five bathroom detached Edwardian home, situated in an idyllic location in Heronsgate. This remarkable property has been skilfully extended by the current owners to a high standard, creating 5,104 sqft of modern and spacious accommodation set over three floors.

The covered porch leads into the large welcoming entrance hall. There is a stunning dual aspect kitchen/breakfast/family room with a glass ceiling and bi-fold doors opening to a covered patio. The bespoke kitchen has ample base and wall units, granite worktops, an Aga, integrated Neff appliances including a steam oven, plate warmer and coffee machine, an impressive centre island/breakfast bar, together with access to the generously sized utility. There are two further reception rooms, both with feature fireplaces and one leading to the conservatory, with views over the garden. The ground floor is completed by a 24' games room, with a guest cloakroom, together with a second guest cloakroom.





To the first floor is the spacious dual aspect principal bedroom with a large en-suite, that has twin sinks, a jacuzzi bath and a separate shower cubicle, a guest bedroom with an en-suite, three additional bedrooms and the family bathroom, together with a study. There are two additional bedrooms on the second floor, both with en-suites.

The property is approached via an electric gated driveway, with a turning circle, providing off street parking for numerous vehicles and leading to the garage. The spectacular south-west facing landscaped gardens, of approximately 1.3 acres, are a real feature of this property, mainly laid to lawn with mature borders encasing the property. There are various patio areas, one of which is covered and has a porcelain tiled terrace, creating an ideal space for entertaining. There is a gate through to a natural garden which has a fire pit with log seating.

Secluded yet well connected, the Heronsgate Estate offers an unrivalled setting. This private enclave is within easy reach of Chorleywood village. Chorleywood Station provides the Metropolitan and Chiltern lines into London and the M25 is within easy reach. The area is well served by highly regarded private and state schools for all ages.

Tenure: Freehold

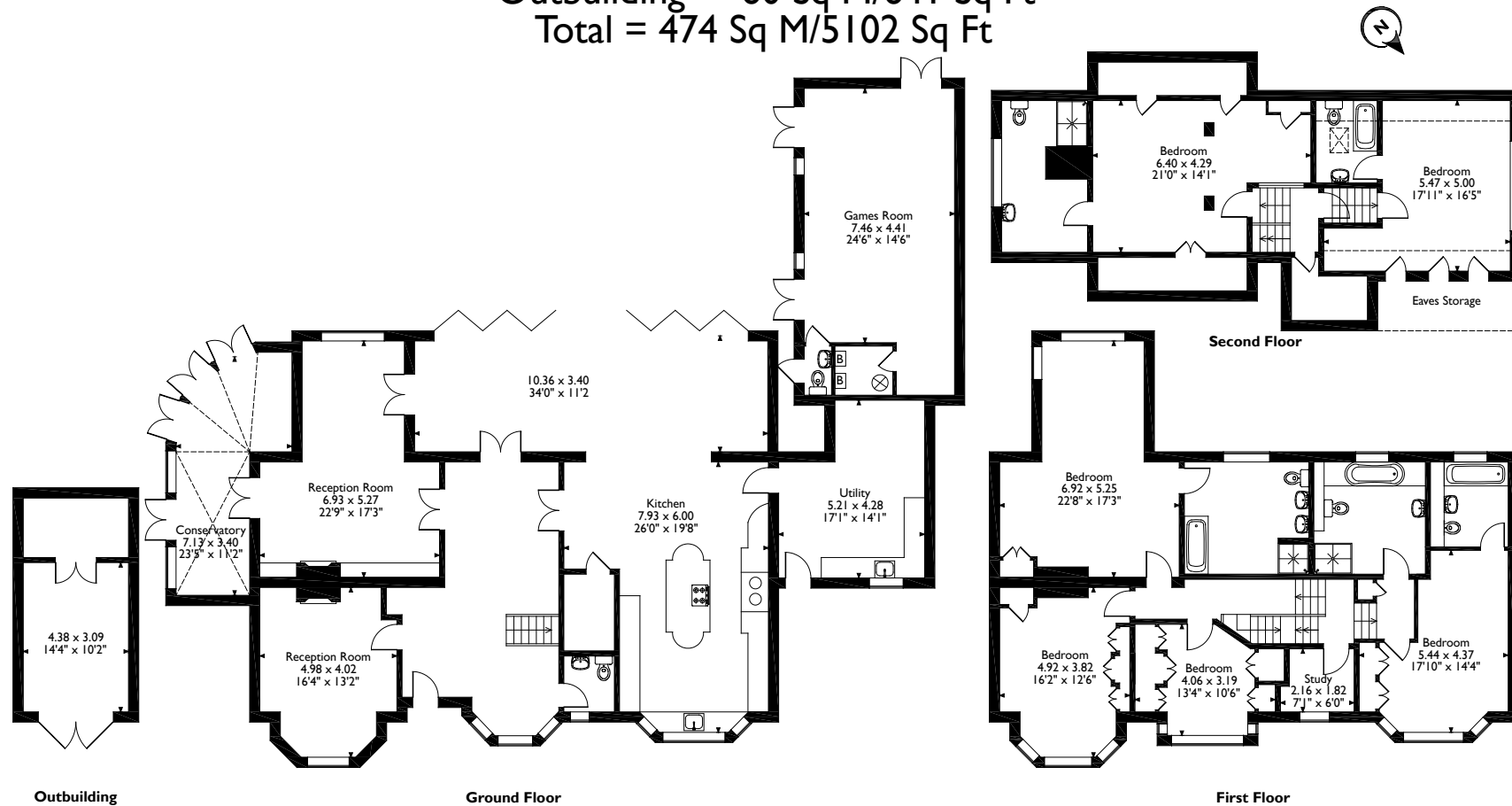
Local Authority: Three Rivers District Council

Council Tax: Band H

Energy Efficiency Rating: Band E



Halifax Road, Heronsgate
 Approximate Gross Internal Area
 Main House = 414 Sq M/4463 Sq Ft
 Outbuilding = 60 Sq M/641 Sq Ft
 Total = 474 Sq M/5102 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ
 Tel: 01923 285525 Email: chorleywood@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, 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. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs 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 Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.