



Nottingham Road, Herongate, Rickmansworth, WD3 5DN

Guide Price £850,000 Freehold





The property

Situated in the charming and highly sought-after village of Heronsgate, on the edge of Chorleywood, this beautifully presented three-bedroom, two-bathroom semi-detached home offers stylish, light-filled accommodation ideal for modern family living.

The ground floor is entered via a welcoming hallway with a convenient downstairs shower room. A generous dining room flows into a stunning country-style kitchen, featuring classic shaker units, quality stone worktops, integrated appliances, and a characterful Dutch door opening onto the garden. The elegant living room boasts bespoke built-in cabinetry and an open fireplace, while a bright conservatory provides additional versatile living space with a peaceful garden outlook.

Upstairs, the principal bedroom is generously sized with excellent built-in storage, complemented by two further well-proportioned bedrooms. The family bathroom is a good size and features a charming porthole-style window.

Externally, the beautifully maintained rear garden is a real highlight, mainly laid to lawn with mature planting and established trees, offering a high degree of privacy and a tranquil setting. Further benefits include a partially converted garage with home office space to the rear, and driveway parking for multiple vehicles.

Heronsgate is a distinctive and historic village, offering a semi-rural lifestyle while remaining within easy reach of Chorleywood's amenities, schooling, and transport links.







Key Features

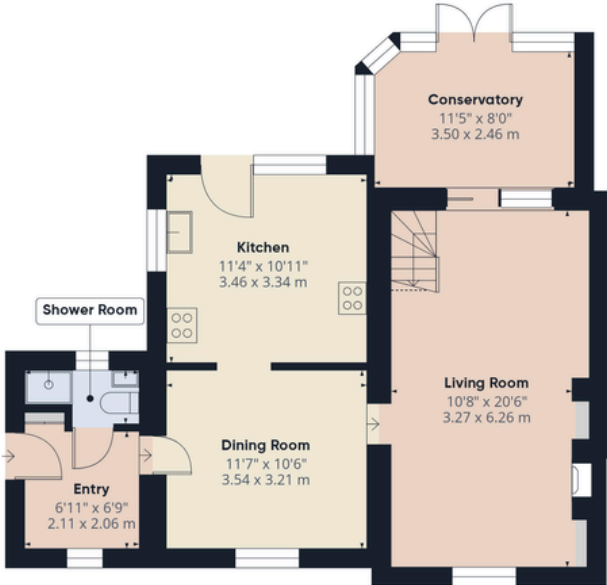
- Sought-after Heronsgate village location
- Semi-detached home
- Three well-proportioned bedrooms
- Two bathrooms including downstairs shower room
- Country-style kitchen with a characterful Dutch door
- Impressive living room with built-in units & fireplace
- Bright conservatory overlooking the garden
- Beautifully Landscaped Garden
- Partially converted garage with home office space
- Driveway parking for multiple vehicles



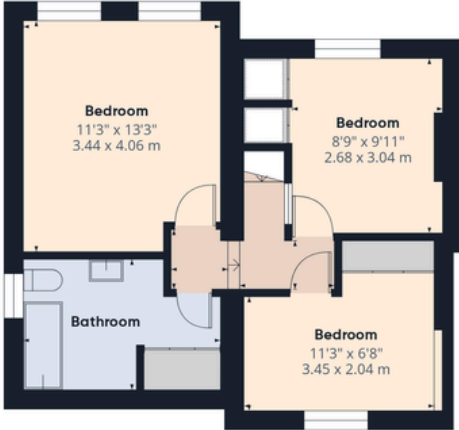




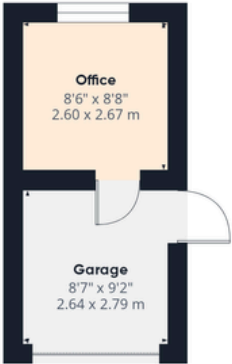
Floorplan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

1267 ft²
117.7 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Boundary







Area Information

Heronsgate is a distinctive village on the edge of Chorleywood, originally founded in 1846 as a pioneering Chartist settlement by social reformer Feargus O'Connor. Originally known as O'Connorville, it formed part of an ambitious social experiment aimed at promoting independence and self-sufficiency through rural living.

Today, Heronsgate retains its unique charm, characterised by its semi-rural feel, historic layout, and green surroundings. The area remains highly desirable, offering a peaceful village lifestyle while still being within easy reach of local amenities, excellent schooling, and transport links.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. This key link into central London enables commuters as well as day trippers to venture into the capital. The M25 motorway is only a 5 minute drive from the village and will take you to Heathrow airport in as little as 20 minutes. The village also benefits from outstanding primary schools including Chorleywood Primary and Christ Church C of E. One of the top public secondary schools in the area, St Clement Danes is also located in the village. The mixed academy school provides its pupils with top of the range facilities in sports, science and performance arts along with many others

- 1.6 miles to Chorleywood High Street
- 1.7 miles Chorleywood Railway Station
- Nearest Motorway: 1 mile to M25

Local Authority: Three Rivers District Council

Council Tax: F

Approximate floor area: 1263 sq ft

Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com