



JOHN ROBERTS & Co
estate agents



Merlewood Chorleywood Road, Rickmansworth, WD3 4ES

Guide Price £1,650,000



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Merlewood Chorleywood Road

Rickmansworth, WD3 4ES

- CHARACTER EDWARDIAN RESIDENCE
- APPROXIMATELY 2,778 SQ FT
- PLOT OF APPROXIMATELY 0.6 ACRES
- FIVE BEDROOMS / ONE BATHROOM
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- POTENTIAL TO EXTEND (STPP)
- GARAGE
- PARKING FOR SEVERAL VEHICLES
- EPC RATING:

An imposing Edwardian residence set within approximately 0.6 acres of mature gardens, Merlewood presents a rare opportunity to acquire a substantial character home with exceptional potential to refurbish, remodel and extend, subject to the necessary planning permissions.

Extending to approximately 2,778 sq ft, the accommodation briefly comprises three reception rooms, kitchen, conservatory, utility room and cloakroom, together with five bedrooms and a family bathroom.

Having been cherished by the current owners for many years, Merlewood retains an abundance of original character and period features throughout. The property now requires a programme of updating and modernisation, offering an exciting opportunity to restore and enhance this handsome home to their own specification.



SITUATION:

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm
Saturday 9:00am to 4:00pm.

COUNCIL:

Three Rivers DC

TENURE:

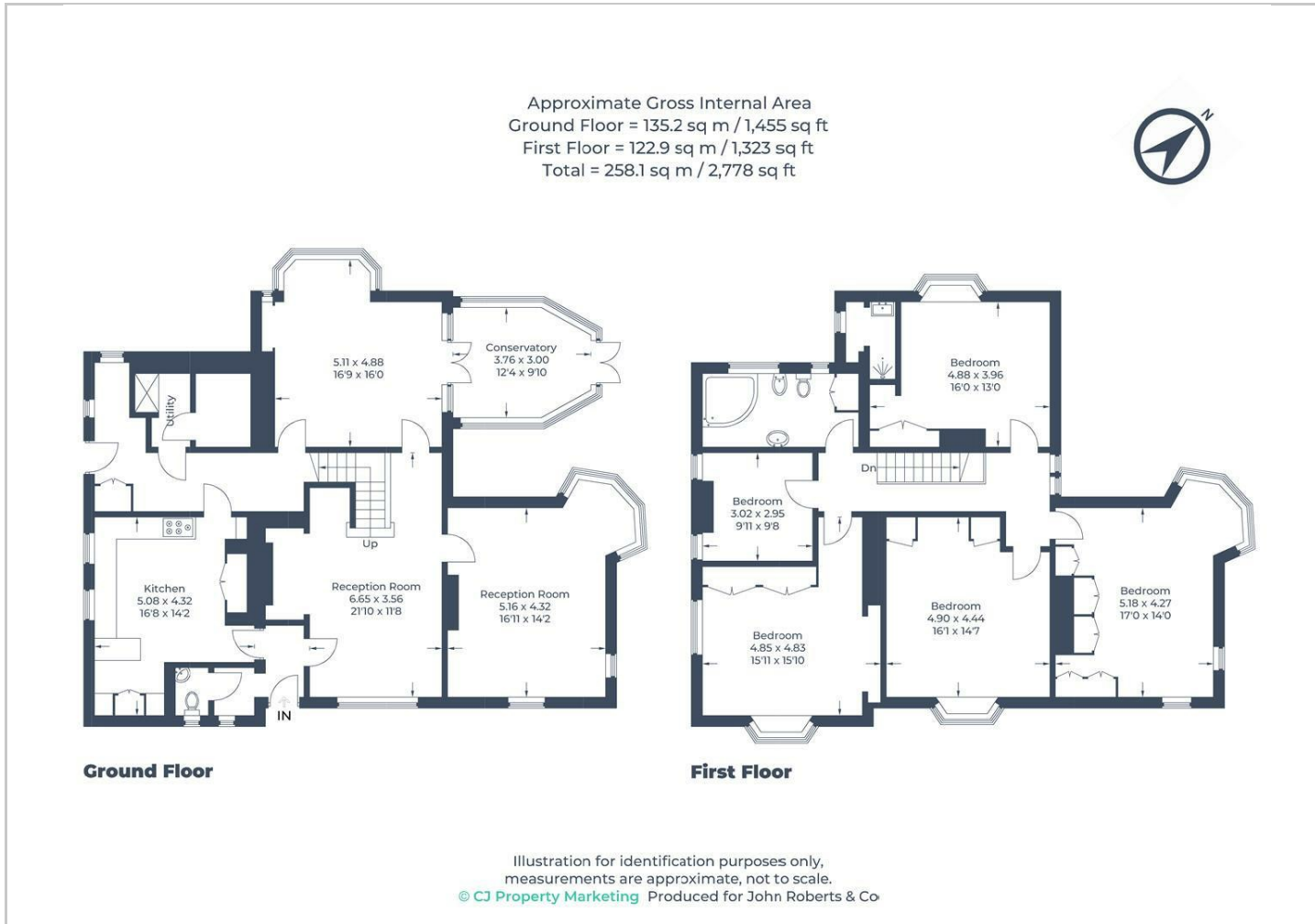
Freehold



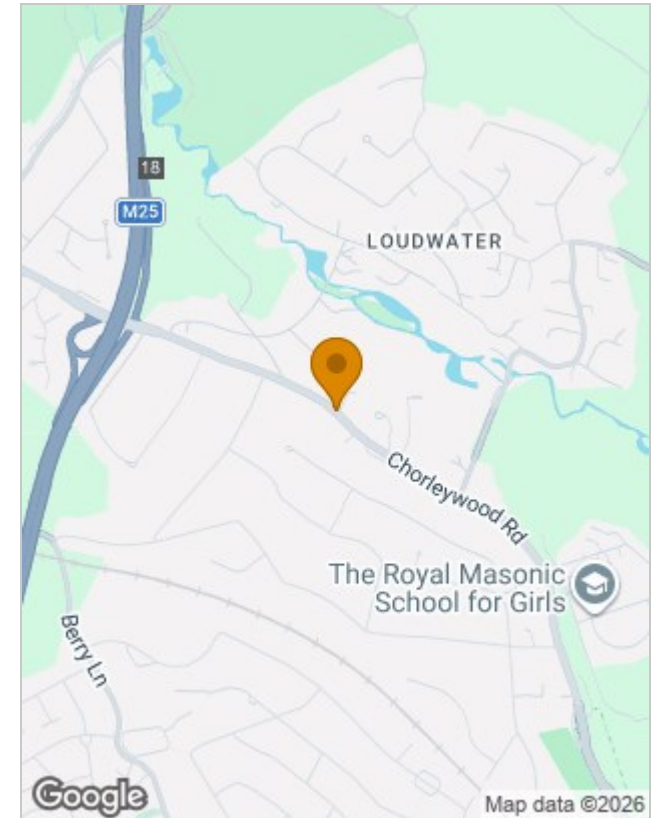




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.