

Berks Hill, Chorleywood

Guide Price **£460,000**

sewell & gardner

Tenure: Leasehold

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

A beautifully presented duplex apartment situated in the heart of Chorleywood, and offered to the market as chain free. This apartment is ideally positioned for access to local shops and just a few minutes walk to both Chorleywood Underground Station and Chorleywood Common.

Thoughtfully designed by London-based Design Squared Architects, the apartment has been carefully considered to maximise both space and natural light. Arranged over two levels, it occupies the entirety of the first floor, offering a greater sense of privacy and tranquillity.

The ground floor features a convenient guest WC and an impressive open-plan kitchen/living area, boasting exceptionally high ceilings that create a wonderful sense of space and light. The fitted kitchen benefits from integrated appliances, making it both stylish and practical. The property has also been designed to make the most of the sun throughout the day, with the angled rear windows positioned to capture the morning light as the sun rises, while an abundance of windows to the front allows the living spaces to remain beautifully light.

The first floor offers two well-proportioned double bedrooms, both featuring floor-to-ceiling double-glazed windows, allowing plenty of natural light to flood the rooms. Both bedrooms also benefit from access to a roof garden, providing a wonderful extension of the living space and creating an ideal setting for entertaining friends and enjoying long summer evenings. The principal bedroom further benefits from an en-suite shower room. There is also an additional room, ideal for use as a home office, study or third bedroom, alongside a family bathroom.

Externally, the property benefits from one allocated parking space.

Ideally located to enjoy everything Chorleywood has to offer, this superb apartment combines thoughtful architectural design and convenience with a level of privacy and independence rarely associated with apartment living.

- Two bedroom duplex apartment
- Prime location in the heart of Chorleywood
- Spacious open-plan kitchen/living area
- Principal bedroom with en-suite shower room
- Additional room ideal as a study or third bedroom
- Fitted kitchen with integrated appliances
- Allocated parking
- 0.3 miles to Chorleywood station
- 0.3 miles to Chorleywood Common
- Chain Free



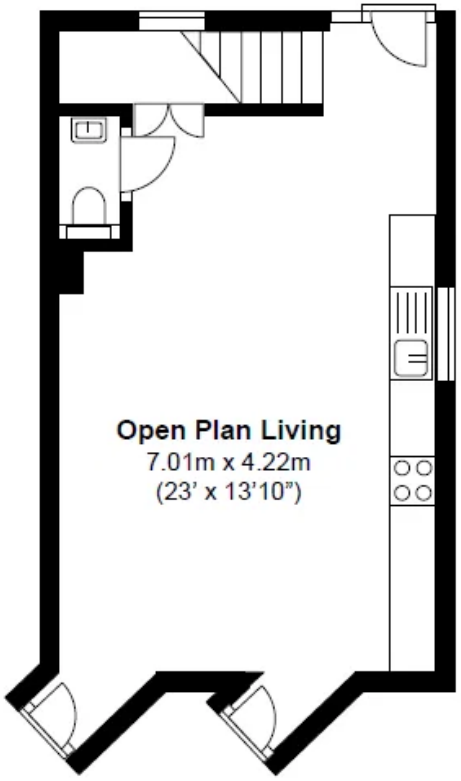





Jilly Cooper
THE STORY OF ART
CRAFTLAND

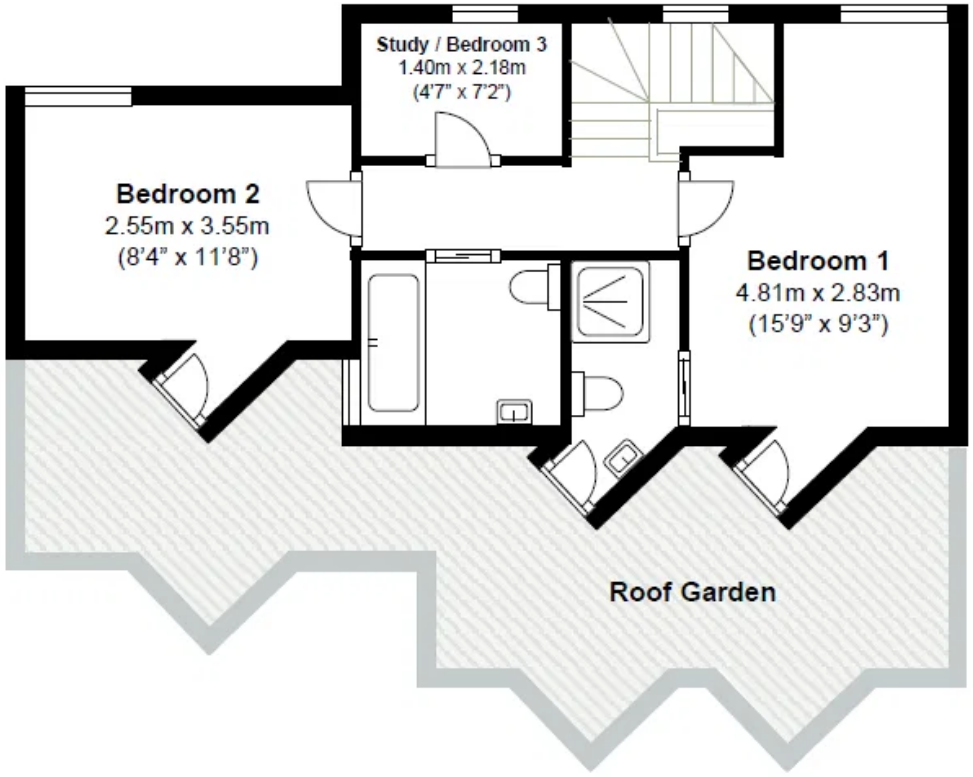
Ground Floor

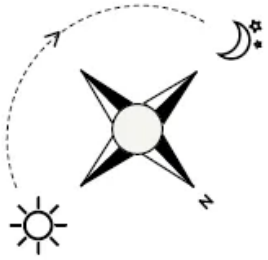
Approx. 30.1 sq. metres (324.5 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.0 sq. feet)





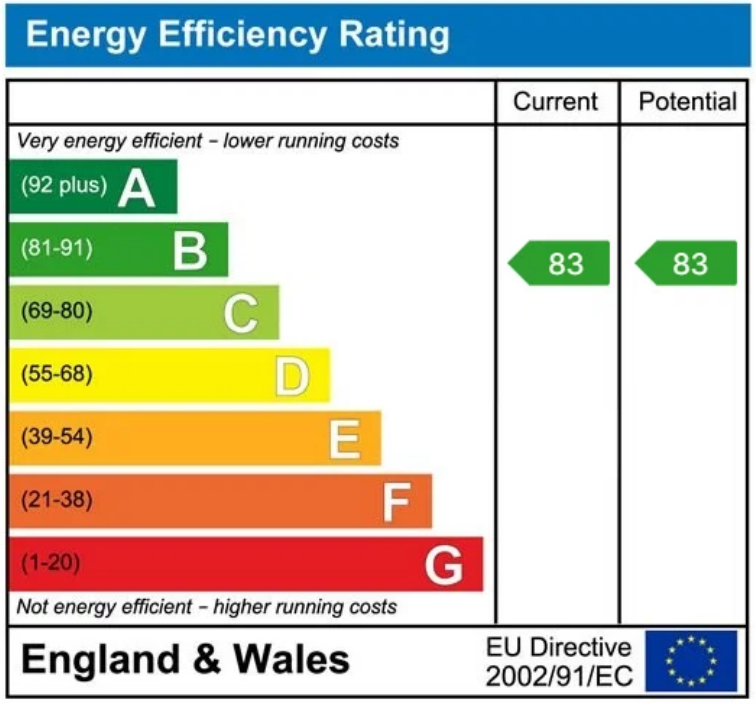
Total area: approx. 70.1 sq. metres (754.5 sq. feet)

For Illustrative purposes only – not to scale

The position and size of doors, windows, appliances and other features are approximate only






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
83
83
England & Wales
EU Directive 2002/91/EC



Area Information

Named one of the happiest places to live, Chorleywood has many beautiful aspects, including rolling landscapes, thriving local businesses and much sought-after schooling. One of the main features within the village is Chorleywood Common, 200 acres of woodland and open countryside, home to a vast array of wildlife and a great spot for bike rides, dog walks and sporting events. At the heart of the village you will find a high street filled with a range of local businesses, from coffee shops like Roots, to the popular home store Lords. There are also a number of local pubs such as The Gate, The Rose and Crown and the Black Horse, offering locally sourced produce and a family friendly environment throughout the week. 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.





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