



**Southgrove, 19a Grovewood Close, Chorleywood,  
Hertfordshire**

**HETHERINGTONS**



# 'Southgrove', 19a Grovewood Close, Chorleywood, Rickmansworth WD3 5PU

Located in an extremely sought after position within the heart of Chorleywood is this newly built six bedroom detached family home offering exceptional living accommodation, ample parking and a secluded rear garden. Within walking distance are the village shops and Metropolitan/Main Line station.

## General Property Specification

Traditionally constructed with brick, block and clay roof and vertical tiling. Concrete ground floor, and first floors to reduce sound transmission. Side hung casement windows in UPVC with double glazed units. Underfloor heating to ground and first floor with individual electronic thermostats for versatile control, and radiators to second floor areas. High quality conservatory. Good storage within roof areas.

## Internal Features

Walnut French polished newels and handrails with white contrast balustrade to staircase. Stepped contemporary cornices to selected rooms, with swan neck coving to most other areas. Walnut finish doors with inlay detail, and high quality ironmongery. Fitted wardrobes from 'Daval' to master bedroom. Wardrobes to bedrooms 4 & 5 utilising co-ordinating doors and walnut finish internal shelving/fitments. Chrome fittings to windows and doors. Floor coverings throughout with high quality ceramic or Porcelain in hall, kitchen, utility and cloakroom and upstairs bathrooms, and Victoria Duchess Elite carpets to all remaining living areas. Lounge with fitted with Othello limestone fire surround with slimline chrome gas fire with pebbles. Fitted cloakroom with Large vanity wardrobe, and additional under stair storage. Freestanding TV cabinet/ unit to Kitchen /family area with lighting. Large feature bi-fold doors to Kitchen area leading directly to outside patio areas. Juliet balcony to bedroom two.

## Kitchen

Kitchen from 'Optiplan' with cabinets in a combination of white gloss, tiepolo gloss units and walnut finish carcasses. Work surfaces and central island/breakfast bar in 'Caesarstone' quartz. High quality porcelain floor tiling from 'Porcelanosa' throughout and extending into adjoining areas. The 'Miele' appliances include two pyro ovens in stainless steel, 2 warming drawers in stainless steel, one steam oven in stainless steel, one combination microwave oven in stainless steel, two integrated fridge/freezers and a 4 zone induction hob. Bosch fully integrated dishwasher and a 'Caple' dual zone wine cellar. 'Elica' externally ducted downdraft extractor in black glass finish. 'Quooker'

hot water tap. Slide out recycling bin and pull up power dock within the central island. Bi-fold doors in the south facing elevation of the Kitchen giving access to the patio area.

## Utility

Silestone work surfaces. Fitted with a range of base and wall units. Plumbing for a washing machine and dryer connection

## Bathrooms and Cloakrooms

'Villeroy and Boch' sanitary ware with 'Grohe' chrome fittings. Fitted Bathroom furniture in master bedroom en-suite, bedroom 2 en suite and cloakroom. Fully tiled bathrooms with high quality tiling from 'Porcelanosa' to walls and floors. Heated towel rails to bathrooms and cloakroom. Mirrors provided to all bathrooms, together with recess areas as appropriate for storage and/or feature. Chrome bathroom accessories fitted, mainly from the 'John Lewis' range, to allow easy additions and versatility.

## Plumbing and Heating

Gas fired boiler located in utility room. Underfloor heating to ground floor and first floor rooms, with individual electronic thermostats allowing closer control of individual rooms, temperatures and timings. Subject to network additions if required the underfloor heating could be controlled via iphone, smartphone or computer. Radiators with a separate thermostat to second floor accommodation. Pressurised Megaflow hot water system with additional immersion circuit. Towel rail circuit controlled off the hot water system.

## Electrical and Lighting

Extensive use of LED downlighters throughout the property with dimming control to lounge, dining room and master bedroom. Brushed steel screwless flat plate sockets and switches to selected areas. Generous number of points within property to allow flexibility. Smoke detectors to hallways. External lighting to alleyways, patios and frontage for convenience and security. Courtesy lighting to storage areas. Extraction to all bathrooms and utility room. Power and lighting to double garage.

## Media and Communications

TV, DAB/ FM and twin satellite points to most rooms (subject to amp/multi - switcher, aerial and dish) capable of accommodating Sky plus, Sky HD, Sky multiroom and Freesat, in addition to terrestrial TV. Cat 5e allows telephone/phone systems, broadband and computer (home network) connections to most rooms and integration to TV/satellite system, subject to connection of appropriate reception equipment. High level points for flat panel screens, two to kitchen/family room, one to dining room and one each to master bedroom and bed 2, with HDMI, Cat 5 and Coax cabling for remote sky box, DVD etc. Speakers to kitchen/family room, and wiring for speakers to master bedroom. Audio entry system to ground and first floor.

## Security

Full burglar alarm fitted with detectors in principal areas, and three external visual and audio strobes. Alarm capable of having multiple user, part setting and tag control. Cat 5e cable from burglar panel to roof to allow for network or phone system. Panic alarm in master bedroom and front door pad. CCTV cameras provided to all elevations, accessed subject to clients' integration requirements. External lighting to all elevations, including motion detectors where considered appropriate. Windows have locking handles on ground floor, and higher floors in accordance with building regulation standards. Europrofile cylinders or five lever deadlocks to external doors.

## External and Garage

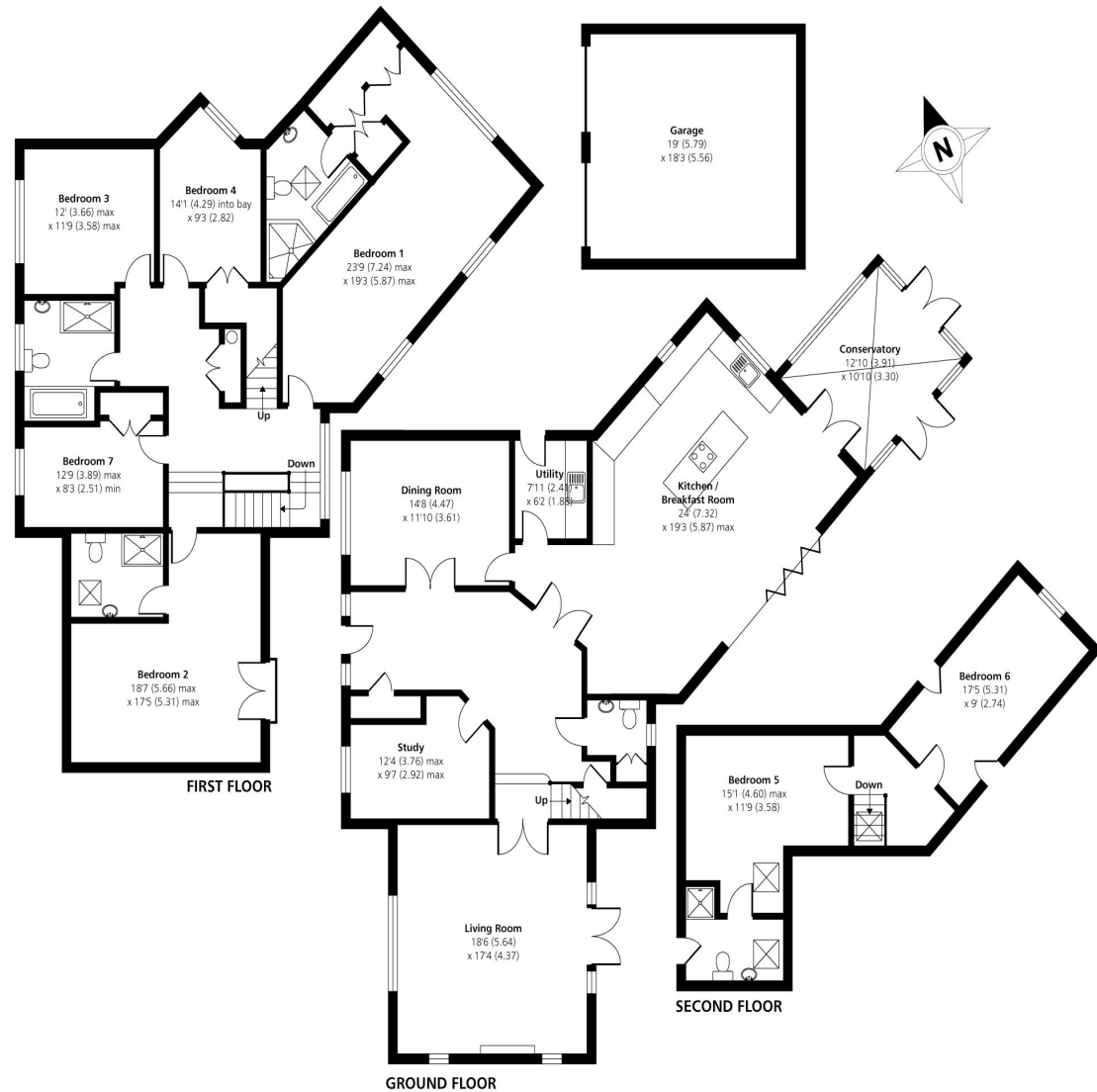
Detached double garage, with personal access door. Power and lighting to garage. Twin car access doors in smooth white finish for low maintenance, both with electronic openers. Extensive patio areas and paths in stone finish to front, side and rear of property. Rustic block paved feature drive to front of property. Turved gardens to front and rear, with landscaped areas. Close boarded fencing between plots, with new hedging line, and lockable side gates. Stormline guttering in white with square downpipes, and brushed leaf guard fitted for convenience and ease of maintenance.

Property Reference CHW120193

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GROSS INTERNAL FLOOR AREA 4050 SQ FT 376.2 SQ METRES (INCLUDES DETACHED GARAGE)

**Grovewood Close, Chorleywood, Rickmansworth, Hertfordshire, WD3**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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