



2 Swan Court, Chorleywood, WD3 5NW  
Guide Price £385,000





# 2 Swan Court

Chorleywood, WD3 5NW

- SOUGHT AFTER GROUND FLOOR APARTMENT IN VILLAGE CENTRE
- SPACIOUS SITTING/DINING ROOM WITH LARGE PICTURE WINDOW
- TWO DOUBLE BEDROOMS
- GARAGE AND RESIDENTS' PARKING
- SHARE OF FREEHOLD
- DESIRABLE LOCATION CLOSE TO STATION AND POPULAR SCHOOLS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM
- GAS CENTRAL HEATING
- EPC: C

A spacious two-bedroom ground floor apartment in a sought after development close to the village centre and station. Ideal for first time buyers, investors or those looking to downsize and be closer to the village, it comes with the added benefit of a share of the freehold.

This desirable property is accessed via communal carpeted entrance hall with entry phone system. An internal door leads to the rear and the garage block / parking area. The property benefits from gas central heating and a combi boiler.

The spacious front aspect sitting/dining room has large picture windows overlooking trees to the front, wood effect flooring and space for wall mounted TV with concealed wiring.

The fitted kitchen has integrated appliances including a Bosch oven and hob, dishwasher and fridge-freezer and a White Knight washer/dryer.

There are two double bedrooms with built-in wardrobes and original wood parquet flooring. The bathroom has a shower over the bath, tiled floor and Porcelanosa wall tiles and there's a useful storage cupboard in the inner hallway.

The property also has a single garage to the rear of the development, and there is residents' off-street parking.



## LOCATION

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by.

Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

## COUNCIL TAX

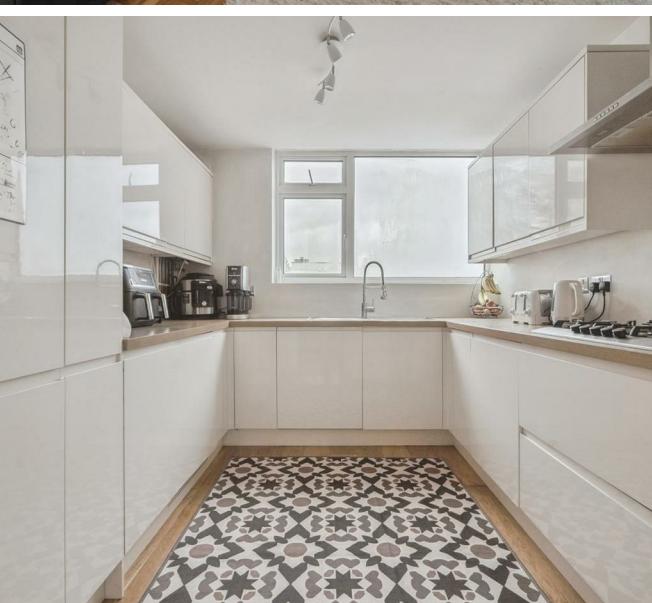
Three Rivers District Council Band C - £2058.76 ( 2025-2026)

## TENURE

Share of Freehold (with 132 years remaining). These details would need to be checked with any potential purchaser's solicitor.  
Service charge: TBC

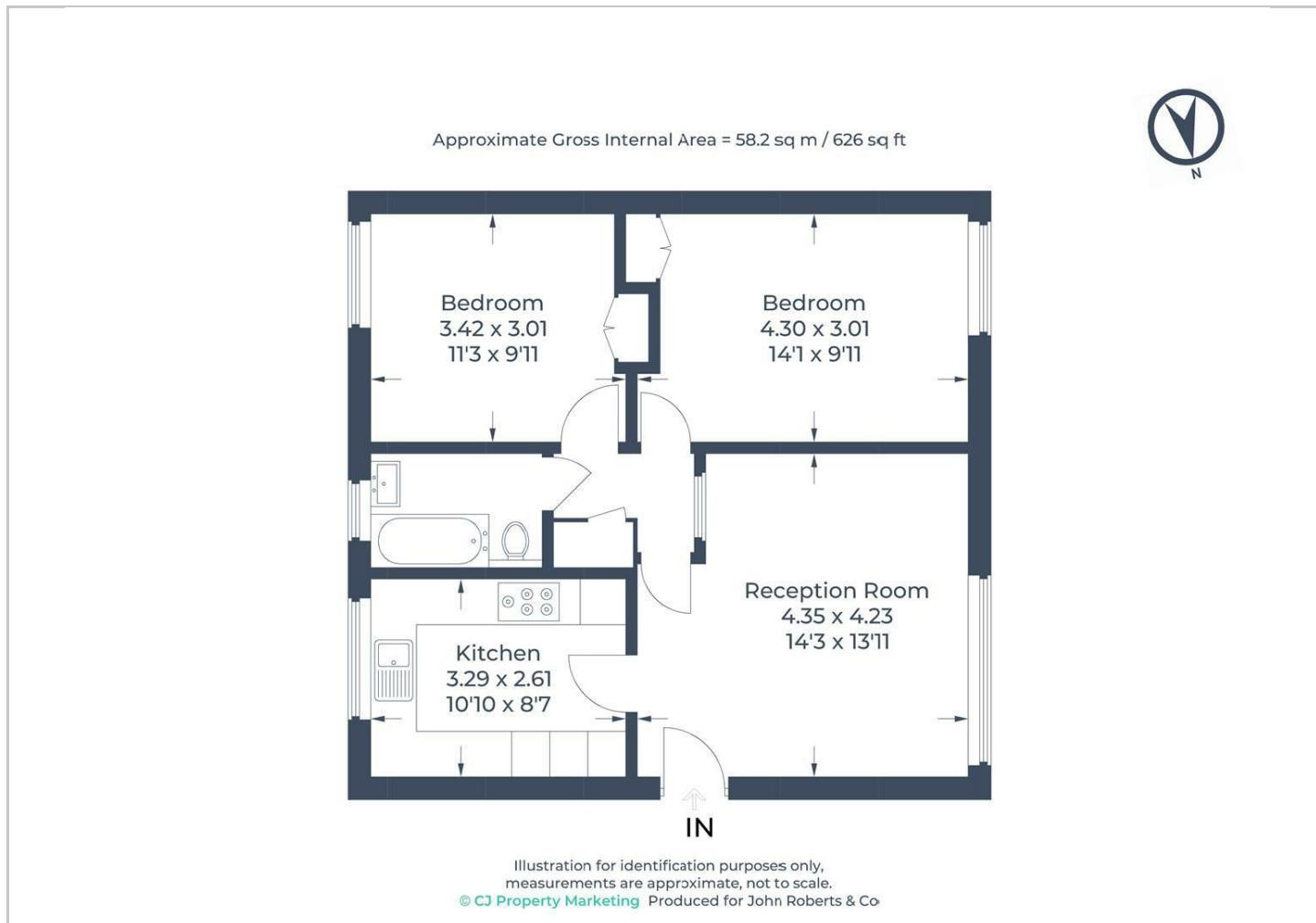
## VIEWINGS

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.

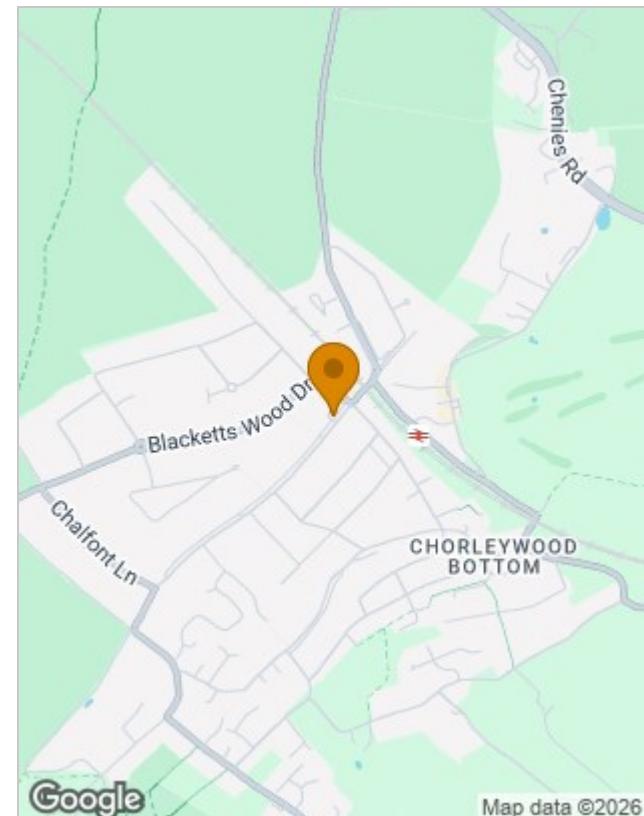




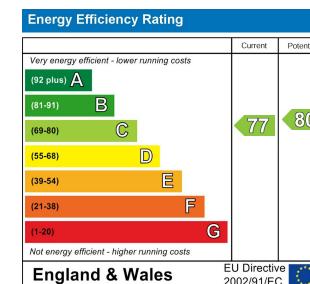
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.