



JOHN ROBERTS & Co
estate agents



20 Chorleywood Bottom, Chorleywood, WD3 5JR
Guide Price £1,375,000





20 Chorleywood Bottom

Chorleywood, WD3 5JR

- DETACHED FAMILY PROPERTY
- THREE BATHROOMS
- SITTING ROOM
- UTILITY ROOM, CLOAKROOM & STORAGE ROOM
- SOUTHERLY ASPECT REAR GARDEN
- FOUR BEDROOMS
- KITCHEN / BREAKFAST ROOM
- DINING ROOM
- OFF-STREET PARKING & GARAGE
- EPC RATING: D

Added to the market on 15th March 2024, this four bedroom detached property boasts wonderful spacious accommodation, measuring in excess of 2,200 Sq Ft. The property is situated in Chorleywood Bottom, just a stones throw from Chorleywood Common and is conveniently located for The Village shops and Railway Station.

To the ground floor there is a spacious open plan sitting room / dining room which is double aspect, overlooks the garden and boasts a feature fireplace. The kitchen is well equipped, with a great amount of storage and work-top space. The breakfast area is filled with natural light and overlooks the lovely rear gardens. There is a separate utility room and a storage room which boasts a plethora of fitted cupboards. There is integral access to the garage from both the storage room and utility room. The cloakroom is located at the front of the property.

To the first floor there are four bedrooms and three bathrooms. The principal bedroom is a generous size and benefits from a Juliette balcony, a walk in wardrobe area and a generous size en-suite bathroom, with separate shower. The guest bedroom has an en-suite shower room and bedrooms three and four have built in wardrobes.

At the front of the property there is off-street parking for two / three vehicles and access to the garage. The rear garden is mostly laid to lawn, with a terrace area adjacent to the property plus a greenhouse and two garden sheds.



JOHN ROBERTS & Co
estate agents

SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

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.

TENURE:

Freehold

COUNCIL:

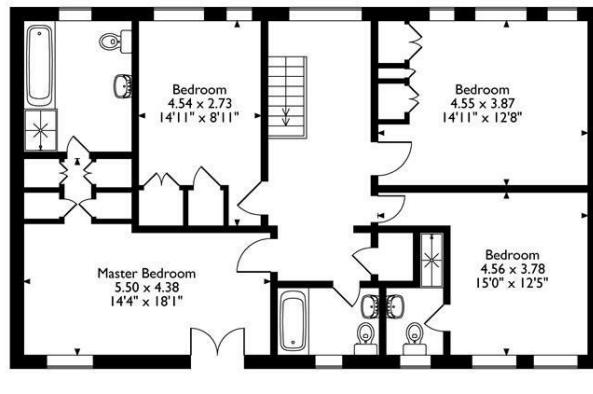
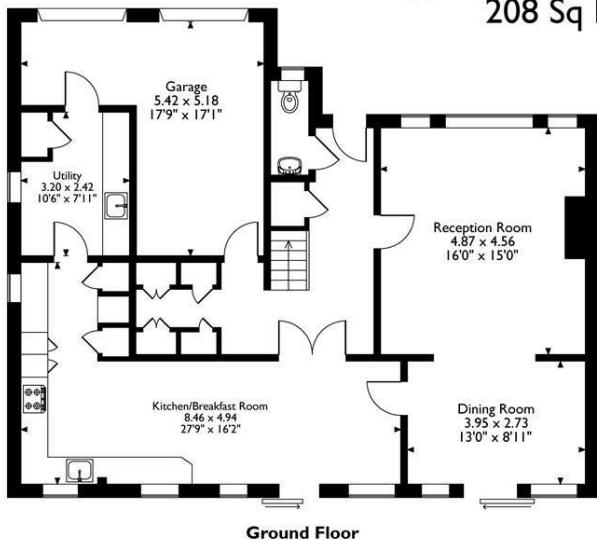
Three Rivers District Council Band G





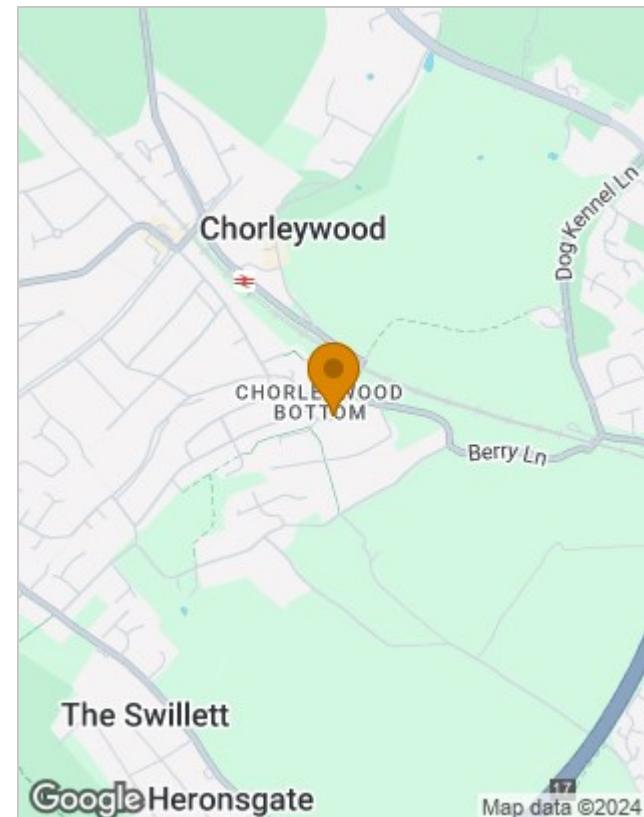
Floor Plans

20 Chorleywood Bottom, Chorleywood, Hertfordshire
Approximate Gross Internal Area
208 Sq M/2239 Sq Ft

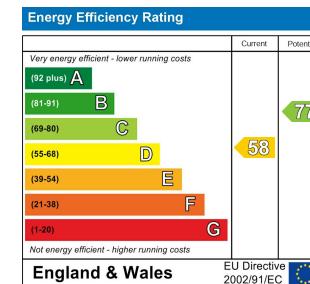


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.