



THREE BEDROOM, TWO BATHROOM HOME IN DESIRABLE GATED DEVELOPMENT

South Cottage, South Cottage Gardens, Chorleywood, Hertfordshire, WD3 5EF

ROBSONS

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**KITCHEN/BREAKFAST ROOM • SITTING
ROOM • DINING ROOM • GUEST
CLOAKROOM • SPACIOUS ENTRANCE HALL
• PRINCIPAL BEDROOM WITH EN-SUITE •
TWO ADDITIONAL BEDROOMS • FAMILY
BATHROOM • SEPARATE WC • ATTRACTIVE
GARDENS • GARAGE • NO ONWARD CHAIN**

This attractive property is situated in a desirable gated development in Chorleywood, providing 2,011 sqft of spacious accommodation with characterful features and the added benefit of having no upper chain.

The welcoming covered entrance leads into the bright and airy entrance hall, which has patio doors to the garden, stairs to the first floor and access through to the main living areas. There is a large sitting room with a feature fireplace and two sets of patio doors to the garden, a generously sized kitchen/breakfast room with ample base and wall units, together with a door through to the dining room which has a bay window overlooking the rear garden.





The ground floor is complemented by a guest cloakroom.

To the first floor is a large, double aspect principal bedroom with fitted wardrobes and an en-suite, bedroom two which has a bay window, fitted wardrobes and a sink unit, and bedroom three with fitted wardrobes. There is also a family bathroom, separate wc and access to a generously sized loft area.

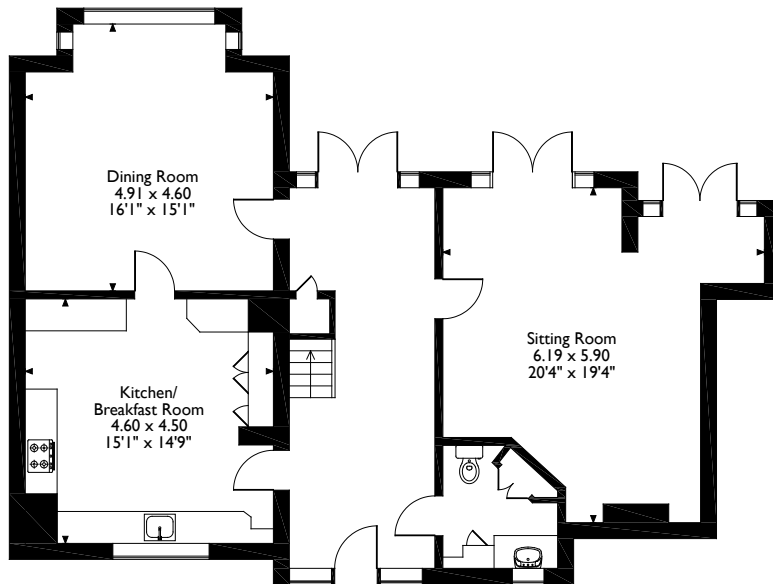
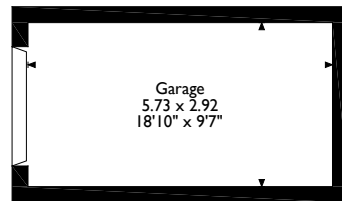
The property is approached via a gated driveway leading to the garage and two parking spaces. The southerly facing rear garden has a terraced patio area with steps to the lawn, surrounded by attractive borders. There is a lychgate through to a lightly wooded area to Chorleywood common.

Chorleywood Village's facilities include a wide choice of shops, coffee houses and restaurants. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

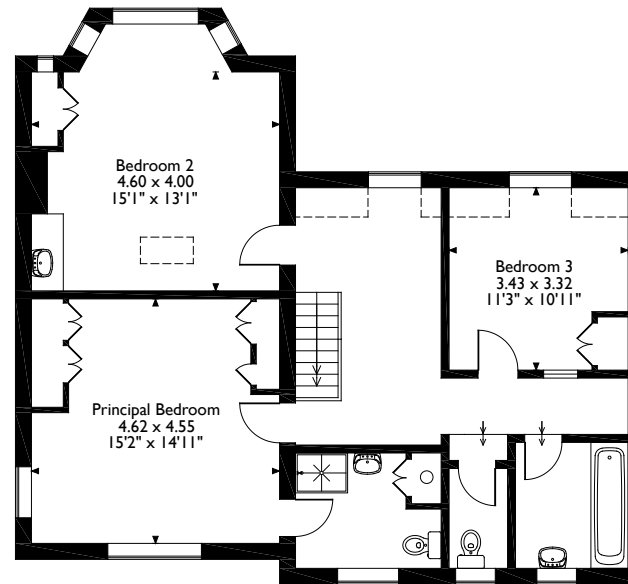
Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax Band: G
Energy Efficiency Rating: Band E



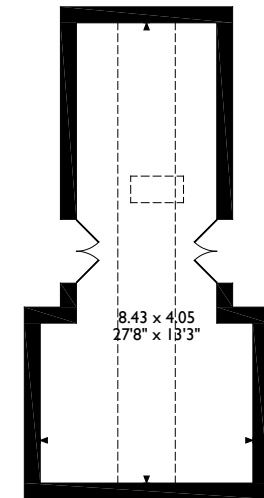
South Cottage Gardens Chorleywood,
Approximate Gross Internal Area
Main House = 187 Sq M/2011 Sq Ft
Garage = 17 Sq M/180 Sq Ft
Total = 204 Sq M/2191 Sq Ft



Ground Floor



First Floor



Loft

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.

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