



WELL PRESENTED THREE BEDROOM TWO BATHROOM DETACHED FAMILY HOME

Shire Lane, Chorleywood, Hertfordshire, WD3 5NU

ROBSONS

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**RECEPTION ROOM • DINING ROOM • STUDY
• SPACIOUS KITCHEN/BREAKFAST ROOM
• UTILITY ROOM • GUEST CLOAKROOM
• PRINCIPAL BEDROOM AND EN-SUITE •
TWO ADDITIONAL BEDROOMS • FAMILY
BATHROOM • DOUBLE GARAGE • LARGE
DRIVEWAY • FRONT AND REAR GARDENS •
POTENTIAL TO EXTEND (STPP)**

Robsons are pleased to present this superb three bedroom detached family home which was built in 2007 to the present owners' specification to create a light and airy home situated in a prime Chorleywood location. This property also has potential to extend (STPP).

The welcoming entrance hall leads into all the principal rooms, including the double aspect reception room, which has a feature fireplace and French doors to the rear garden. There is a double aspect reception/dining room with French doors to the rear garden and a further door to the study. The large kitchen/breakfast room has ample units and some integrated appliances, together with granite work surfaces and plenty of room for a breakfast table. The ground floor is completed by a utility room and a guest cloakroom.





To the first floor is the principal bedroom and en-suite shower room. There are two additional bedrooms and the family bathroom, which has a bath as well as a shower.

This delightful home also has the added benefit of underfloor heating on ground and first floor.

The property is approached via a large driveway leading to the attached double garage, providing ample off street parking for multiple vehicles. Side access leads to the attractive rear garden that is mainly laid to lawn with mature borders and a generously sized patio.

Chorleywood Village facilities include a wide choice of 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.

Additional Information

Tenure: Freehold

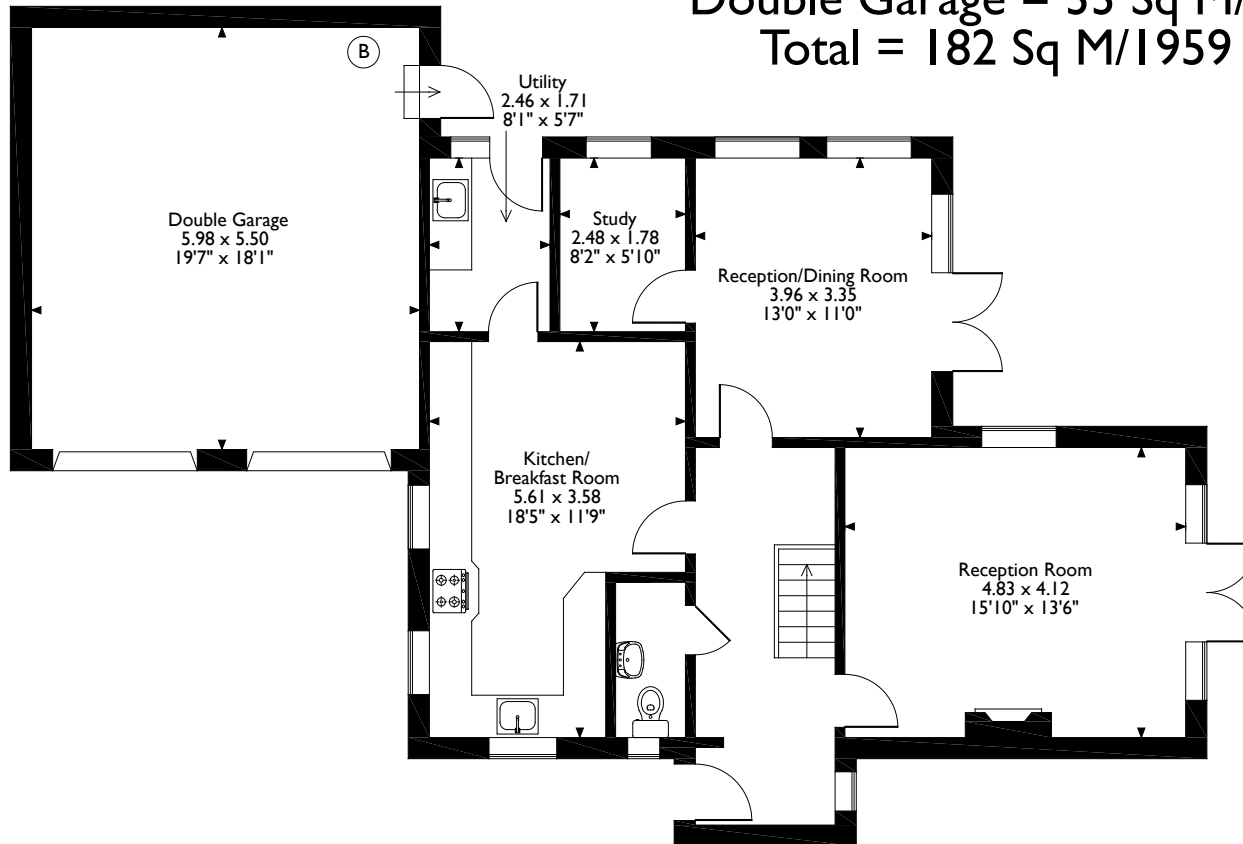
Local Authority: Three Rivers District Council

Council Tax: Band G

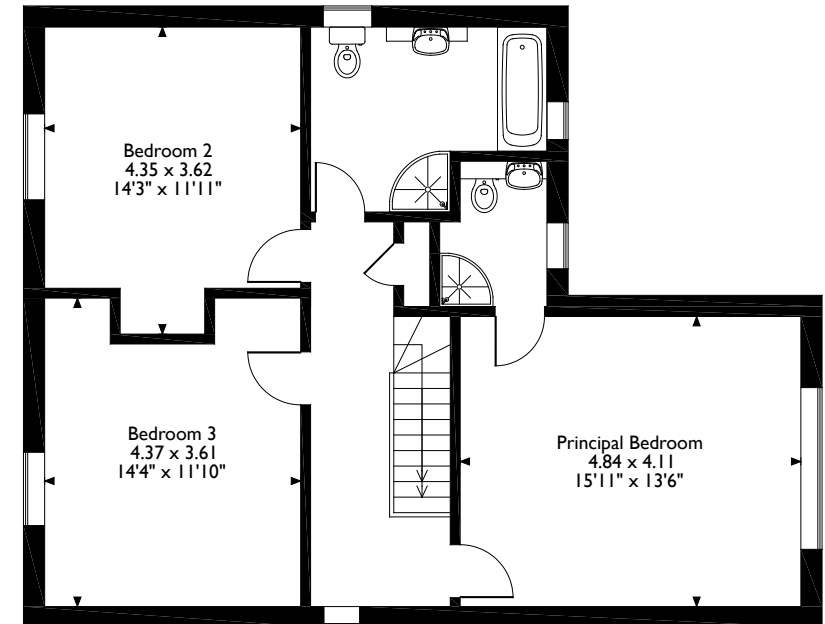
Energy Efficiency Rating: Band C



Shire Lane Chorleywood
 Approximate Gross Internal Area
 Main House = 149 Sq M/1604 Sq Ft
 Double Garage = 33 Sq M/355 Sq Ft
 Total = 182 Sq M/1959 Sq Ft



Ground Floor



First Floor

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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