



WELL PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

Whitelands Avenue, Chorleywood, Hertfordshire, WD3 5RG

ROBSONS

- **RECEPTION ROOM**
- **DINING ROOM**
- **KITCHEN**
- **UTILITY ROOM**
- **PRINCIPAL BEDROOM**
- **THREE FURTHER BEDROOMS**
- **TWO BATHROOMS**
- **EXTENSIVE REAR GARDEN**
- **DRIVEWAY & GARAGE**

A great opportunity to acquire this well presented four bedroom, two bathroom detached family home situated within easy reach of Chorleywood shops and train station and provides an opportunity to extend (STPP).

The ground floor comprises of an entrance hallway with a guest cloakroom and stairs to the first floor. There is a spacious front aspect reception room featuring a wood burning stove and original brick-built fireplace. A county style kitchen with ample floor and base units and integrated fridge/freezer and a large utility room with access to the garden from the side door. Completing the ground floor is a separate dining room with patio doors leading to the garden, a guest cloakroom and a door leading into the garage which could be converted into a study or fifth bedroom.





To the first floor there is a large principal bedroom with ensuite bathroom, three further good sized bedrooms and a family bathroom with a bath, built in shower cubicle and under sink storage. There is also a full size attic, which is boarded, insulated and has a ladder, light and power.

Externally the property boasts a 200ft rear garden which is laid to lawn with established shrubs, trees and hedges and a patio area. To the front there is a driveway and garage.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. 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

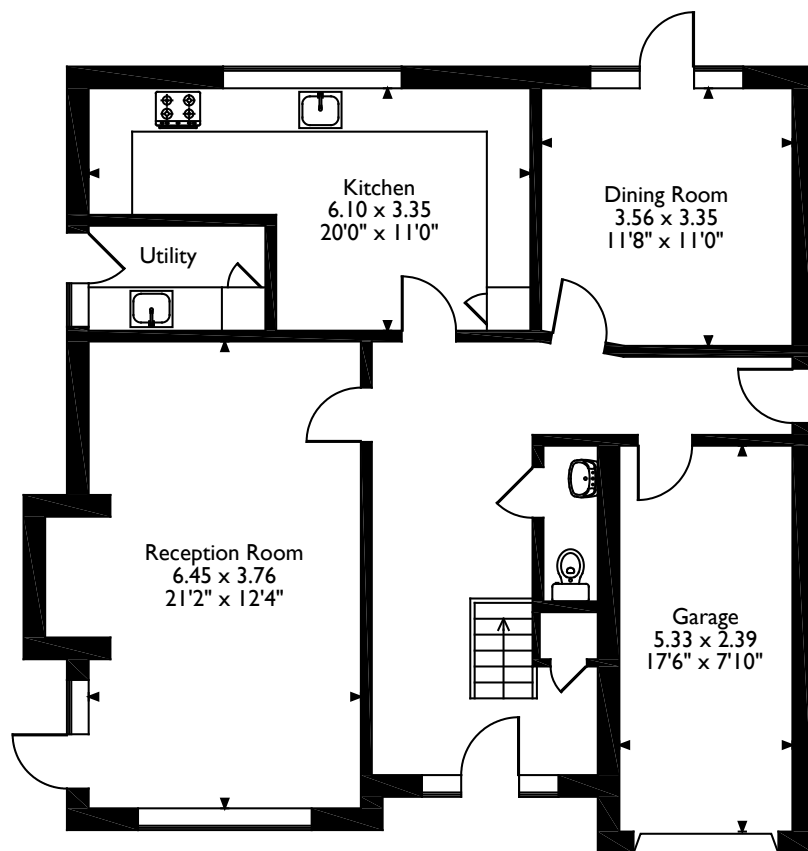
Local Authority: Three Rivers District Council

Council Tax: Band G

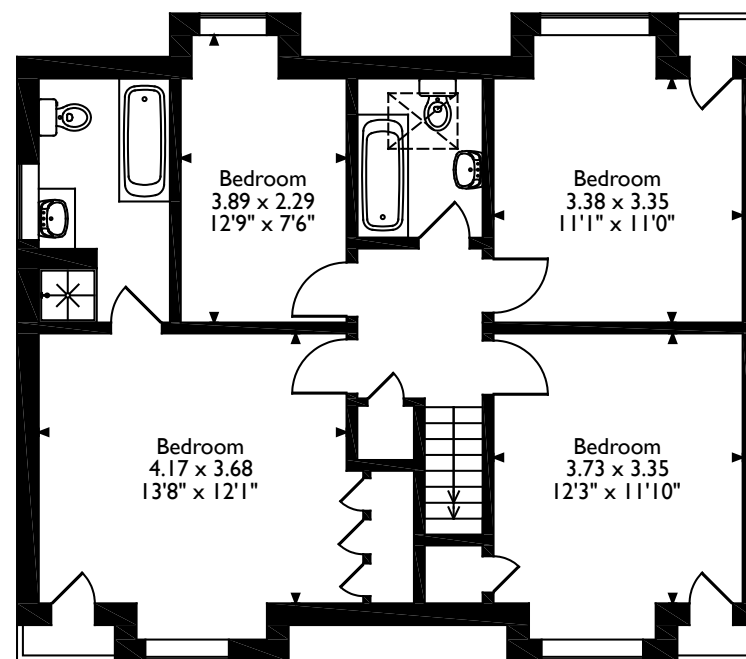
Energy Efficiency Rating: Band D



Whitelands Avenue, Chorleywood, Chorleywood, Hertfordshire
Approximate Gross Internal Area
171 Sq M/1841 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.

ROBSONS

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