



SIX BEDROOM FOUR BATHROOM PROPERTY WITH ATTACHED ANNEXE

The Beeches, Chorleywood, Hertfordshire, WD3 5DT

ROBSONS

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**KITCHEN/BREAKFAST ROOM • RECEPTION
ROOM • DINING ROOM • FAMILY ROOM
• STUDY • UTILITY & WC • GUEST
CLOAKROOM • PRINCIPAL BEDROOM & EN-
SUITE • GUEST BEDROOM & EN-SUITE •
THREE ADDITIONAL BEDROOMS • FAMILY
BATHROOM • ONE BEDROOM ANNEXE •
DRIVEWAY & DOUBLE GARAGE • LARGE REAR
GARDEN**

This spacious five bedroom, three bathroom detached house has a one bedroom attached annexe and is situated in a cul-de-sac location close to Chorleywood Common. The property is in need of cosmetic updating and modernisation.

The property has an inviting entrance hall leading to the double aspect 22' reception room which has a feature fireplace and two sets of French doors to the garden. There is a generous kitchen/breakfast room with ample wall and base units, integrated appliances and a breakfast bar, together with space for a breakfast table and doors to the rear garden and the utility room, which in turn leads to a WC. The ground floor is complemented by a study, dining room,





The galleried landing leads to the first floor and the large principal bedroom with fitted wardrobes and en-suite, the guest bedroom which also has an en-suite, three additional bedrooms and the family bathroom.

The attached one bedroom annexe is accessed via both the kitchen and its own front door into the cloakroom. It comprises a kitchen/dining/family room, bedroom and shower room.

The property has a driveway to the front providing parking for multiple vehicles and leading to the double garage. There is side access to the rear garden which is mainly laid to lawn with mature planting and a good sized patio area.

Chorleywood Village's facilities include a wide choice of boutique 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. The M25 is easily accessible via Junctions 17 and 18.

Tenure: Freehold

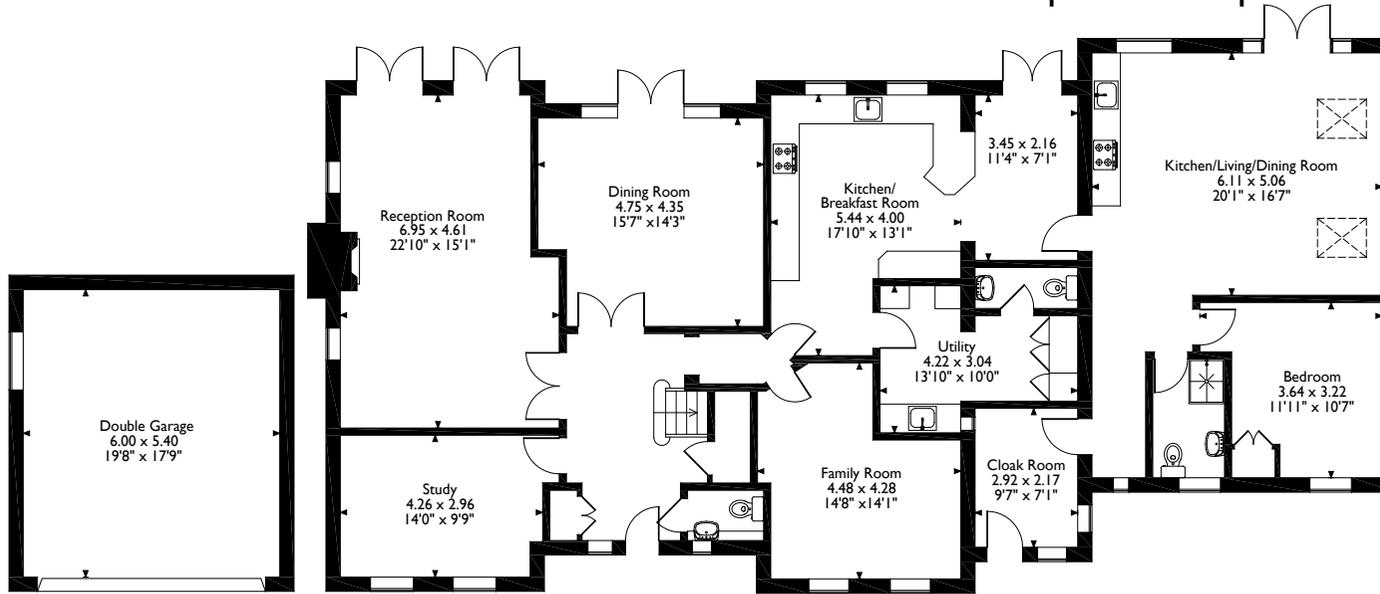
Local Authority: Three Rivers District Council

Council Tax Band: H

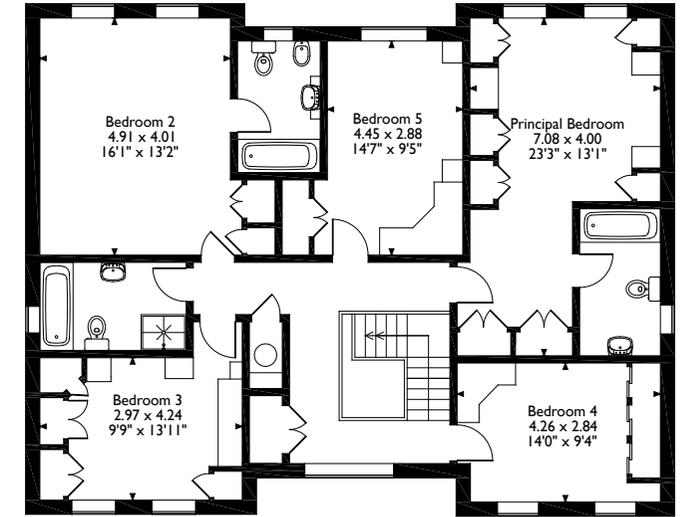
Energy Efficiency Rating: Band D



The Beeches, Chorleywood
 Approximate Gross Internal Area
 Main House = 330 Sq M/3552 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 362 Sq M/3896 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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