



AN ATTRACTIVE 4 BEDROOM, 4 RECEPTION ROOM, EXTENDED FAMILY HOME

Tollgate Close, Chorleywood, Hertfordshire, WD3 5TD

ROBSONS

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RECEPTION ROOM • DINING ROOM • KITCHEN • BREAKFAST AREA • UTILITY ROOM & GUEST WC • CONSERVATORY • PRINCIPAL BEDROOM WITH ENSUITE • THREE FURTHER BEDROOMS & FAMILY BATHROOM • ATTRACTIVE PRIVATE REAR GARDEN • INTEGRAL GARAGE WITH STORAGE ROOM & OFF-STREET PARKING

Description

An extended and beautifully presented, four bedroom, three bathroom detached family home in excess of 2,500 sq. ft. This lovely property is situated in a desirable location, close to a number of highly regarded schools, with an attractive private rear garden, an integral garage with storage room and off-street parking for multiple cars.

The ground floor comprises an entrance porch and hallway with a guest cloakroom. There is a spacious, double aspect 30'7" reception room with feature fire place and French doors opening out to the garden. The dining room effortlessly flows through to a conservatory overlooking the garden.





The kitchen is accessed via the dining room and features a range of modern fitted units providing ample storage space. Off the kitchen is a breakfast area with a French door opening out to the garden and a large utility room with access to the integral garage.

The first floor there is a spacious landing leading to a principal bedroom with fitted wardrobes and an ensuite shower room. The family bathroom serves three further double bedrooms, one of which is currently used as a study.

Externally, this delightful home offers a private well-maintained rear garden laid to lawn with shrub and flowerbed borders and a patio area. To the front there is a driveway providing off-street parking, an integral garage with storage room, a garden and side access to the rear garden.

Location

Chorleywood Village's facilities include a wide choice shops, coffee houses and restaurants. The area is also well served for sought after state and private schools. The Metropolitan & Main lines at Chorleywood Station offer a frequent service into London.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

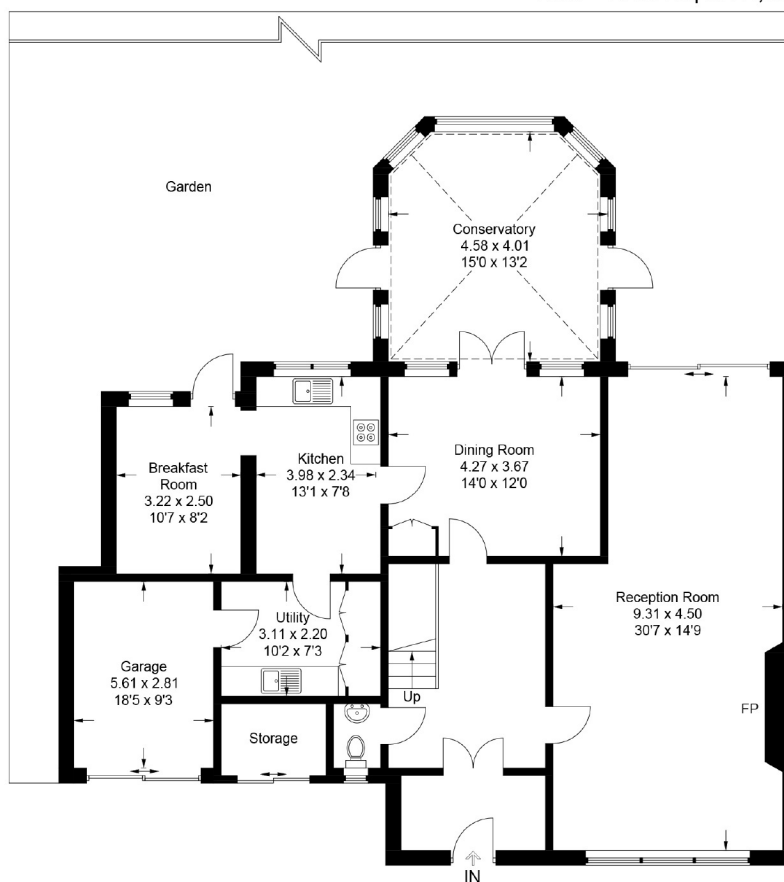
Council Tax Band: G Energy Efficiency Rating: TBC

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.

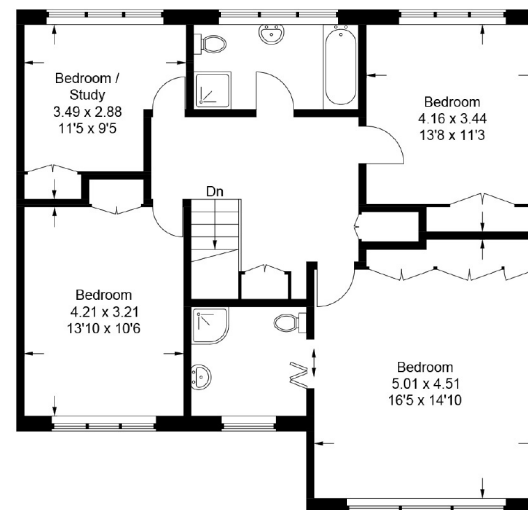


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Approximate Gross Internal Area
 Ground Floor = 136.9 sq m / 1,473 sq ft
 First Floor = 88.3 sq m / 950 sq ft
 Storage = 3.0 sq m / 32 sq ft
 Total = 228.2 sq m / 2,455 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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