



**AN ATTRACTIVE FIVE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME IN  
EXCESS OF 2,430 SQ.FT.**

Berry Lane, Chorleywood, Hertfordshire, WD3 5EY

**ROBSONS**



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**TWO RECEPTION ROOMS •  
KITCHEN/BREAKFAST ROOM • UTILITY ROOM  
• GUEST CLOAKROOM • PRINCIPAL  
BEDROOM WITH ENSUITE • FOUR FURTHER  
BEDROOMS • FAMILY BATHROOM • PRIVATE  
REAR GARDEN • GATED DRIVEWAY  
PROVIDING OFF-STREET PARKING FOR  
MULTIPLE CARS • DOUBLE INTEGRAL GARAGE**

### Description

A great opportunity to acquire a modern and well-presented, five bedroom, two bathroom family home situated in a popular location within the highly sought after Chorleywood. This desirable property offers generously appointed interiors across two floors in excess of 2,430 sq.ft. of comfortable living accommodation.

The ground floor comprises a spacious entrance hallway with a guest cloakroom. There is a generous reception room with a feature fire place and French doors opening out to the garden and into the kitchen/breakfast room.















The kitchen/breakfast room features a range of modern and stylish units providing ample storage space, integrated appliances including a double oven, a microwave and steamer oven, and a large kitchen island/breakfast bar providing additional storage and worktop space. Off the kitchen is a utility room with access to the garden. Completing the ground floor is a second reception room, currently used as a dining room.

To the first floor there is a principal bedroom with fitted wardrobes and an ensuite shower room, three further double bedrooms, a single bedroom and a family bathroom.

Externally, this family home boasts a well-manicured and private rear garden laid to lawn and bordered by mature shrubs and hedges with a raised patio area to enjoy outside dining. To the rear of the garden is a second patio area and a garden shed. To the front is a gated driveway providing off-street parking for multiple cars, a double integral garage, a garden and side access to the rear garden.

### **Location**

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.

### **Additional Information**

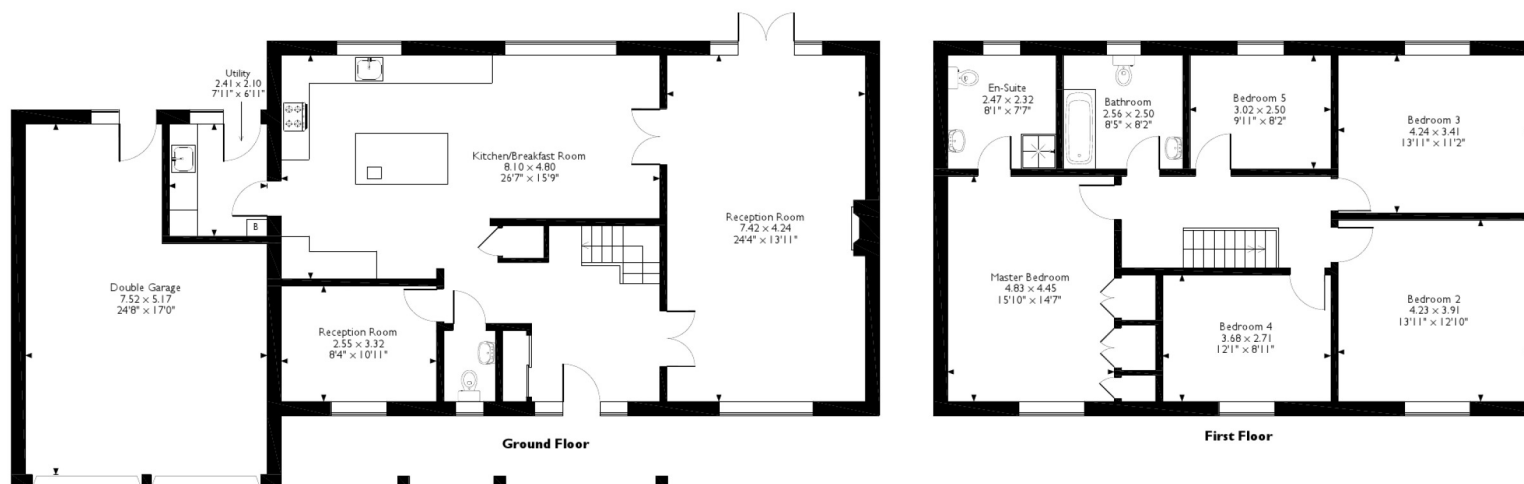
Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax Band: G  
Energy Efficiency Rating: C

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 285525.





Berry Lane, Chorleywood, Rickmansworth,  
Approximate Gross Internal Area  
226 Sq M/2432 Sq Ft



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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