



**A CHARMING THREE/FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT  
AFTER LOCATION**

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Lawrence Orchard, Chorleywood Bottom, Chorleywood, Hertfordshire, WD3 5JY

**ROBSONS**



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**LOUNGE • KITCHEN/BREAKFAST ROOM •  
CONSERVATORY • GROUND FLOOR  
BEDROOM • GUEST WC • THREE BEDROOMS  
• FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN • OFF-STREET PARKING**

### Description

Located in a desirable residential area of Chorleywood, this well-presented 3/4 bedroom detached family home offers spacious accommodation, a delightful rear garden, and off-street parking. Set within walking distance of highly regarded schools, excellent transport links, and the local amenities of Chorleywood village, this home is ideal for families seeking comfort and convenience.

The ground floor comprises an entrance hallway leading to a guest WC and a welcoming front-aspect lounge featuring a fireplace and stairs to the first floor. The kitchen offers a range of fitted units and ample space for freestanding appliances. French doors open into a bright and airy conservatory, perfect for relaxed family living, with further French doors leading to the rear garden and an adjoining ground-floor bedroom or flexible living space.







The first floor hosts three well-proportioned bedrooms, including one with built-in wardrobes, and a modern family bathroom complete with a bath and shower.

The attractive rear garden is mainly laid to lawn, with mature shrubs and flowerbeds, and a patio area ideal for outdoor dining and entertaining. The front of the property features a private driveway providing off-street parking and access to a useful storage room.

This delightful home combines practical living with a peaceful setting, making it a must-see for families and commuters alike.

### Location

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 and beyond.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F

Energy Efficiency Rating: D

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





Approximate Gross Internal Area  
Main House = 102 sq m / 1,098 sq ft  
Garage = 3 sq m / 32 sq ft  
Total = 105 sq m / 1,130 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.

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**ROBSONS**

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ  
Tel: 01923 285525 Email: [chorleywood@robsonsworld.com](mailto:chorleywood@robsonsworld.com)

[www.robsonsworld.com](http://www.robsonsworld.com)

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