



Total area: approx. 142.0 sq. metres (1528.1 sq. feet)



Chorleywood Bottom, Chorleywood, WD3 5JD

**£875,000 Freehold**

A stunning 4 bedroom extended semi-detached house in Chorleywood village centre. This family home has been beautifully renovated to offer spacious, contemporary living within easy, level distance of Chorleywood's amenities and Metropolitan/main line station. Featuring polished wooden flooring and bespoke shutters, the ground floor comprises entrance hall leading to dual aspect living room with wrought iron open fireplace, open-plan kitchen diner with central island and french doors to rear garden, separate utility room, family room and cloak room. To the first floor is the master bedroom with en-suite shower room, 2 further double bedrooms, a single bedroom and family bathroom. Externally, the property benefits from off-street parking for several vehicles and a level rear garden with patio, decking and lawn areas.

- Semi detached family home
- 4 bedrooms
- Beautifully presented throughout
- Driveway parking
- South West facing garden
- Close to village centre and station
- Close to good local schools
- Standard broadband: Up to 17Mb
- Fibre optic broadband: Up to

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

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



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 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505  
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

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To view this property contact:  
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 22b Lower Road, Chorleywood, Hertfordshire, WD3 5LH

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- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 1528 sqft
- Council Tax: Band F
- Nearest Train Station: 0.5 miles to Chorleywood
- Nearest Underground Station: 0.5 miles to Chorleywood
- Distance to Town Centre: 0.3 miles to Chorleywood
- M25: 1.3 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	74	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	73	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	