



Total area: approx. 181.4 sq. metres (1953 sq. feet)



Wyatts Road, Chorleywood, WD3 5TE

**Offers In Excess Of
£975,000**

A delightful cottage style detached 4 bedroom family home in good decorative order. The property offers spacious living accommodation, garaging, plenty of off street parking and attractive gardens front and rear, with the rear garden being highly secluded. Upon entering the hall you are welcomed to a larger than average dining room with access to both the good sized kitchen / breakfast room, with separate utility room and large living room with 2 bay windows, feature fire place and French doors leading to the patio area and cloakroom. In addition, downstairs there is also a study, which is accessed via the living room. Upstairs you will find the family bathroom and 4 bedrooms, 3 of which are doubles, including the good sized master bedroom with ensuite. This property is set in an excellent location as it's in the catchment area for both Christchurch and St Clement Danes Schools and has great access to Junction 18 of the M25 and Chorleywood Village with its Metropolitan/mainline station.

- 4 bedrooms
- Detached family home
- Stunning condition throughout
- Driveway parking
- Mature and secluded garden
- Close to excellent schools
- Good access to M25
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 200Mb

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.sewellgardner.com



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www.sewellgardner.com



- Tenure:
Freehold
- Local Authority:
Three Rivers District Council
- Approx floor area:
1882 sqft
- Council Tax:
Band G
- Nearest Train Station:
1.3 miles to Chorleywood
- Nearest Underground Station:
1.3 miles to Chorleywood
- Distance to Town Centre:
1.4 miles to Chorleywood
- M25:
0.4 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	71
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	41	61
England & Wales		
EU Directive 2002/91/EC		