



Fossli, Little Hill, Chorleywood, WD3 5BX

**£1,000,000 Freehold**

A beautifully presented 5 bedroom detached family home situated within a quiet cul-de-sac in Chorleywood. The accommodation comprises entrance hall, downstairs w/c, separate dining room leading to modern fitted kitchen/breakfast room and spacious sitting room with patio doors opening onto the rear patio. The sitting room also boasts an open fireplace with stone surround and concealed bar area. To the first floor are 4 double bedrooms and 1 single bedroom, with master benefitting from en-suite bathroom. To the rear is the mature level rear garden, mainly laid to lawn with decked area, shed and side access. Parking for several vehicles is catered for with a driveway to the front of the property, in addition to an integral double garage with power and plumbing for utility area.

- 5 bedroom detached home
- En-suite bathroom to master bedroom
- Integral double garage
- Driveway parking for several cars
- Standard broadband: Up to 17Mb (estimated speed: 5Mb)
- Fibre optic broadband: 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](http://www.sewellgardner.com)



Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400  
Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886  
Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505  
Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

sewell & gardner

To view this property contact:  
Watford t: 01923 252505 e: [watford@sewellgardner.com](mailto:watford@sewellgardner.com)  
Unit 4, 2 Lord Street, Watford, Hertfordshire, WD17 2LQ

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





- Tenure:  
Freehold
- Local Authority:  
Three Rivers District Council
- Approx floor area:  
2315 sqft
- Council Tax:  
Band G
- Nearest Train Station:  
1.0 mile to Chorleywood
- Nearest Underground Station:  
1.0 mile to Chorleywood
- Distance to Town Centre:  
0.9 miles to Chorleywood village
- Distance To Motorway:  
0.8 miles to M25 Junction 17

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	74
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC