



Dove Park, Chorleywood, WD3 5NY

£1,000,000 Freehold

A fantastic 4 bedroom modern detached family home ideally located on this popular and quiet location of Dove Park, Chorleywood. The property is just less than a mile away from the heart of Chorleywood Village with its selection of local amenities, including shops, cafes, restaurants and Chorleywood Metropolitan and Mainline station. The accommodation comprises spacious entrance hall, formal dining room, kitchen / breakfast room with large utility room, bright and airy living room with a working stone fireplace, large bay windows and French doors out to the patio area. Downstairs there is a further reception room, currently used as a study and a downstairs cloakroom. This particular property has the added benefit of a self contained annexe, all though this can be accessed from the study it also has the luxury of its own front door. The annexe comprises hall, fitted kitchen, sitting room with access to the rear garden, bedroom and ensuite bathroom. Upstairs there are 4 bedrooms including the master suite with a range of fitted wardrobes, fitted draws and an ensuite bathroom. There is also a family bathroom. There is ample storage throughout the property with a boarded and spacious loft, eaves accessed via bedrooms 2 and 3, a brick built garden shed with lighting and power and a single garage. To the rear of the property there is an attractive garden mainly laid to lawn, with crazy paved patio, plenty of flower beds, borders and a variety of ponds. To the front of the property there is a large herringbone driveway leading up to the property.

- Detached family home
- 4 bedrooms
- 3 bathrooms
- En-suite to master
- Enclosed rear garden
- Driveway parking
- Integral garage
- 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.sewellingardner.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:
 Chorleywood t: 01923 285886 e: cw@sewellingardner.com
 22b Lower Road, Chorleywood, Hertfordshire, WD3 5LH

www.sewellingardner.com



- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 2688 sqft
- Council Tax: Band G
- Nearest Train Station: 1.1 miles to Chorleywood
- Nearest Underground Station: 1.1 miles to Chorleywood
- Distance to Town Centre: 0.9 miles to Chorleywood
- M25: 1.3 miles to Junction 17

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC