



Quickley Lane, Chorleywood, WD3 5AD

£850,000 Freehold

An attractive five bedroom semi-detached family home built circa 1930s offering spacious living accommodation and off street parking located close to Chorleywood village centre and Metropolitan / Mainline station. The accommodation comprises spacious entrance hall, living room with bay window and feature fireplace, large dining / family room, modern kitchen / breakfast room, utility room, a downstairs cloakroom and a separate study / office space. To the first floor you will find three double bedrooms, two of which have fitted wardrobes, and a fantastic bathroom with roll top bath. There are two further bedrooms and a shower room. To the rear of the property is a well maintained tiered garden with patio area and shrubbery.

- 5 bedrooms
- Semi-detached family home
- Spacious living accommodation
- Modern kitchen
- Stunning bathroom
- Well maintained garden
- Driveway parking
- Close to the village centre
- Good access to the station

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



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

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To view this property contact:
 Chorleywood t: 01923 285886 e: cw@sewellgardner.com
 22b Lower Road, Chorleywood, Hertfordshire, WD3 5LH

www.sewellgardner.com



■ Tenure:
Freehold

■ Local Authority:
Three Rivers District Council

■ Approx floor area:
1867 sqft

■ Council Tax:
Band TBC

■ Nearest Train Station:
0.8 miles to Chorleywood

■ Nearest Underground Station:
0.8 miles to Chorleywood

■ Distance to Town Centre:
0.5 miles to Chorleywood

■ M25:
1.1 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	60	74
(39-54) E		
(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		66
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	