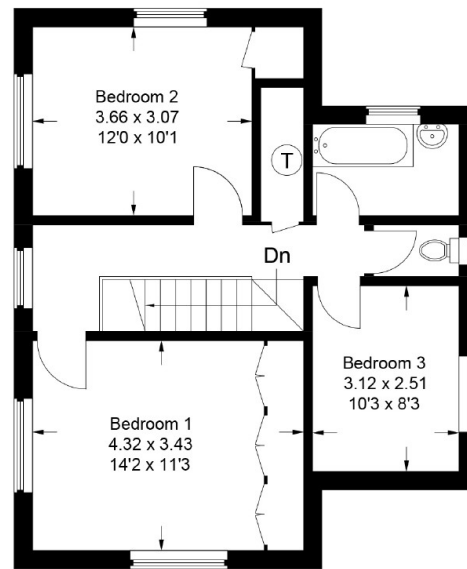
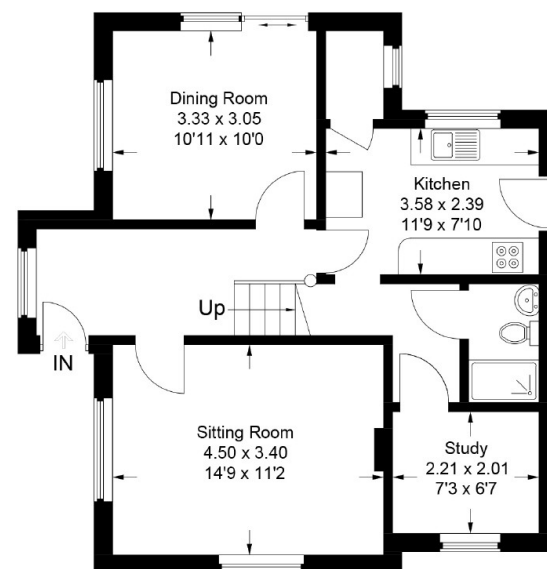


Approximate Gross Internal Area
 Ground Floor = 57.8 sq m / 622 sq ft
 First Floor = 52.8 sq m / 568 sq ft
 Total = 110.6 sq m / 1190 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 © CJ Property Marketing Ltd Produced for Sewell and Gardner



Brushwood Drive, Chorleywood, WD3 5RT

£800,000 Freehold

A spacious three bedroom detached family home in need of modernisation with a beautiful rear garden, ideally situated on Brushwood Drive, close to excellent local primary schools, Chorleywood Village and Metropolitan/Mainline Station. The accommodation comprises entrance hall, bright and airy sitting room, dining room with patio doors out to the rear, kitchen, downstairs shower room and study. Upstairs there are two double bedrooms, one with fitted wardrobes, a single bedroom, bathroom and separate W/C. To the front of the property is a small lawn and driveway parking. To the rear of the property is a large well maintained mainly laid to lawn garden. This particular property has great potential to modernise and extend (subject to planning permission).

- Detached family home
- In need of modernisation
- 3 bedrooms
- 2 reception rooms
- Great potential
- Driveway parking
- Beautiful rear garden
- Close to the village centre
- Close to excellent schools

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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 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

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



- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 1190 sqft
- Council Tax: Band F
- Nearest Train Station: 0.4 miles to Chorleywood
- Nearest Underground Station: 0.4 miles to Chorleywood
- Distance to Town Centre: 0.2 miles to Chorleywood
- M25: 1.7 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	52	
(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		70
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	