



Total area: approx. 154.0 sq. metres (1657.8 sq. feet)



Sakura, Shire Lane, Chorleywood, WD3 5NH

£950,000 Freehold

Located on the highly regarded Shire Lane close to the village of Chorleywood in catchment for excellent primary schools and the sought after St Clement Danes is this four bedroom detached family home in good order and has planning permission approved for a second storey extension, creating a larger master bedroom and ensuite. The accommodation comprises entrance hallway, good sized study, large living room with doors out to the patio area, immaculate fully fitted kitchen / dining room and a downstairs cloakroom. To the first floor are four double bedrooms, two of which have fitted wardrobes, a family bathroom and cloakroom. To the front of the property is driveway parking for several cars and access to the integral garage. To the rear of the property is a beautifully maintained mainly laid to lawn garden. An early viewing is highly recommended.

- Detached family home
- 4 double bedrooms
- Immaculate kitchen/dining room
- Great potential
- Driveway and garage parking
- In the heart of the village
- In catchment for excellent schools
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 300Mb

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

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- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 1658 sqft
- Council Tax: Band G
- Nearest Train Station: 0.3 miles to Chorleywood
- Nearest Underground Station: 0.3 miles to Chorleywood
- Distance to Town Centre: 436ft to Chorleywood
- M25: 1.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	59	82
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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	50	77
England & Wales	EU Directive 2002/91/EC	