

Approximate Gross Internal Area  
 Ground Floor = 139.9 sq m / 1506 sq ft  
 First Floor = 45.8 sq m / 493 sq ft  
 Garage = 19.5 sq m / 210 sq ft  
 Office = 23.9 sq m / 257 sq ft  
 Total = 229.1 sq m / 2466 sq ft



### 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.  
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Delamere, Chenies Road, Chorleywood, WD3 5LY **£995,000 Freehold**

A deceptively spacious four double bedroom property located in very close proximity to the highly regarded St. Clement Danes School and in walking distance of Chorleywood station. Standing on a plot approaching half an acre, it is set back and well screened from the road, affording a high degree of privacy. On the ground floor is a large sitting room and separate dining room which both benefit from doors leading out to an attractive and secluded rear garden, at the bottom of which is a large brick built workshop/home office/gym. Downstairs there is also a modern, well appointed kitchen, cloak room, two bedrooms and two bathrooms. Upstairs there are two further double bedrooms and a shower room, with a large landing space well suited as a study area. Throughout the property there is ample storage including fitted wardrobes and eaves storage in both of the upstairs bedrooms. To the front of the property there is a garage and a large driveway.

- Four double bedrooms
- Detached family home
- Home office space/gym
- Driveway parking for at least 5 cars
- Garage
- Set back from the main road
- Close to excellent Schools
- 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.

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 22b Lower Road, Chorleywood, Hertfordshire, WD3 5LH



- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 2466 sqft
- Council Tax: Band G
- Nearest Train Station: 0.9 miles to Chorleywood Station
- Nearest Underground Station: 0.9 miles to Chorleywood Station
- Distance to Town Centre: 1.2 miles to Chorleywood
- M25: 0.8 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	