

Wyatts Road, Chorleywood, Hertfordshire, WD3 5TE



£1,265,000 Freehold
4 Bedroom Detached House

We are delighted to present this beautiful FOUR BEDROOM DETACHED FAMILY HOME, situated on a sought after residential road.

- 23' LIVING ROOM
- MODERN KITCHEN
- DINING ROOM
- BAR
- FAMILY ROOM
- STUDY
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE
- FAMILY BATHROOM
- LARGE GARDEN
- DRIVEWAY

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The property has a large entrance hall that provides access into the 23' living room, which benefits from a feature fireplace. From here, there is access into the dining room that has its own bar and an archway into the bright and modern kitchen. To the rear of the ground floor there is a spacious family room with W.C. To the ground floor there is also a study, utility room and additional W.C.

To the first floor are four double bedrooms, all with ample built in storage. There is a four-piece family bathroom suite, as well as an en-suite shower room to bedroom one. To the front of the property is a gated driveway with space for multiple vehicles. To the rear is a large garden, made up of a combination of patio and lawn areas.

Positioned in this residential road off Rickmansworth Road, conveniently placed between Rickmansworth and Chorleywood town centres and Metropolitan Line stations. There are some very well thought of Junior and Senior Schools very close by and 200 Acres of Chorleywood Common, which incorporates a golf course and cricket club, a half mile away. The M25 can be accessed at Junction 18 via a few minutes' drive.

- Local Authority: Three Rivers District Council
- Council Tax: Band G Approx. £3677.94 (2024-2025)
- Approx. Floor Area: 2774.6 Sq ft / 257.8 Sqm
- Nearest Station: 1.3 miles Chorleywood Station – Metropolitan/Chiltern Line



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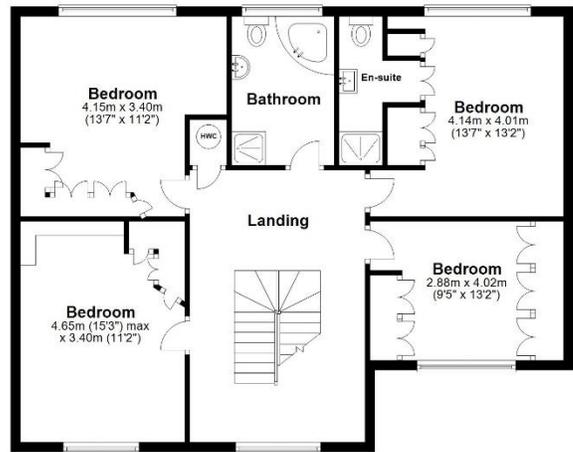
Ground Floor

Approx. 165.8 sq. metres (1784.7 sq. feet)



First Floor

Approx. 92.0 sq. metres (989.9 sq. feet)



Total area: approx. 257.8 sq. metres (2774.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

PLEASE NOTE It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

FIXTURES & FITTINGS: Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

