



**IMPRESSIVE SIX BEDROOM DETACHED FAMILY HOME IN PRESTIGIOUS LOCATION**

South Park Avenue, Chorleywood, Hertfordshire, WD3 5DY



**RECEPTION ROOM • DINING ROOM • KITCHEN/FAMILY ROOM • STUDY • GYM • UTILITY ROOM & GUEST WC • PRINCIPAL BEDROOM WITH ENSUITE • FIVE FURTHER BEDROOMS, ONE WITH ENSUITE • FAMILY BATHROOM • PRIVATE REAR GARDEN • SUMMER HOUSE/OFFICE • DRIVEWAY • DOUBLE GARAGE • HUGE POTENTIAL TO FURTHER EXTEND (STPP)**

A substantial six bedroom, three bathroom, detached family residence in excess of 2,500 sq.ft., with huge potential to extend (STPP). This property enjoys stunning wrap-around gardens, off-street parking for multiple cars, and is ideally set on a private road in Chorleywood.

The ground floor comprises a welcoming hallway with stairs to the first floor and a guest cloakroom. There is a light and bright front aspect reception room with a feature fireplace and large bay window and a generous open-plan kitchen/family room that effortlessly flows to a stunning dining room with panoramic views of the beautiful gardens.

The kitchen family room offers a range of bespoke, fitted units providing ample storage space, with integrated appliances and a family room with French doors opening out to the garden. Completing the ground floor is a study with a feature fireplace and a bay window, a gym and a utility room.





To the first floor there is a principal bedroom, boasting fitted wardrobes and an ensuite bathroom, five further bedrooms, one with ensuite shower room and three benefitting from fitted wardrobes, and a spacious, luxury fully tiled bathroom with bath tub and shower cubicle.

Externally, this sizeable property is surrounded by beautifully maintained, wrap around gardens that are laid to lawn with hedge and tree borders, providing an excellent level of privacy, a patio area and a large summer house/office. To the front there is a carriage driveway allowing off-street parking for multiple cars, a front garden with a feature fountain and a double garage.

### Location

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band G

Energy Efficiency Rating: Band C



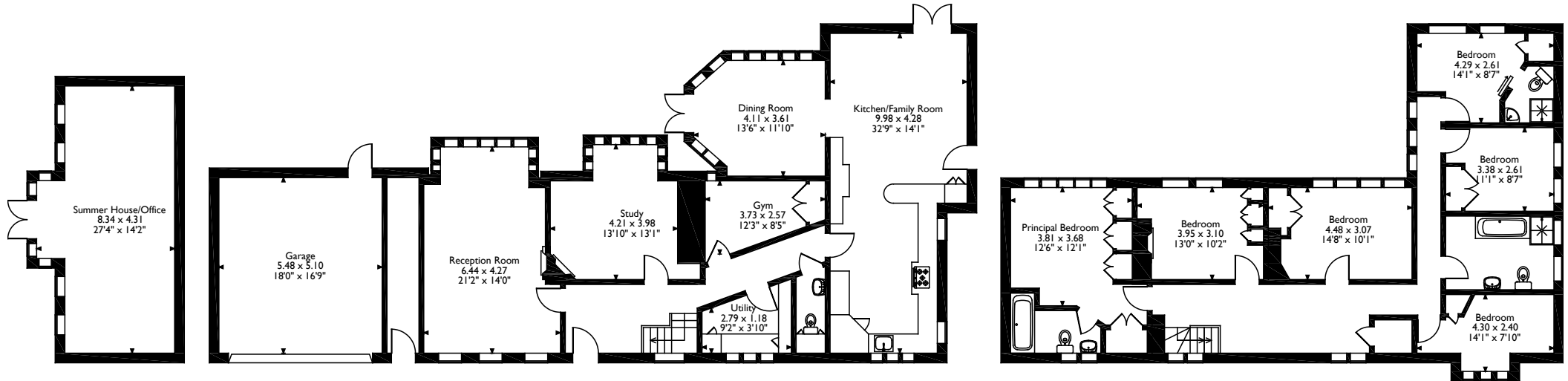
# South Park Avenue Chorleywood, Chorleywood, Hertfordshire

Approximate Gross Internal Area  
Main House = 236 Sq M/2540 Sq Ft

Garage = 28 Sq M/301 Sq Ft

Outbuilding = 31 Sq M/334 Sq Ft

Total = 295 Sq M/3175 Sq Ft



**Outbuilding**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

2 New Parade, Chorleywood, Hertfordshire, WD3 5NJ

Tel: 01923 285525 [chorleywood@robsonswb.com](mailto:chorleywood@robsonswb.com)

[www.robsonswb.com](http://www.robsonswb.com)

[www.](http://www.robsonswb.com)

**the**  
**londonoffice.co.uk**

40 ST JAMES'S PLACE SW1