



**A MODERN & BEAUTIFULLY PRESENTED THREE BEDROOM, TWO BATHROOM  
FAMILY HOME**

Shire Lane, Chorleywood, Hertfordshire, WD3 5NH

**ROBSONS**

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5NH

**LIVING ROOM • KITCHEN / DINING ROOM •  
GUEST CLOAKROOM • PRINCIPAL BEDROOM  
WITH ENSUITE • TWO FURTHER BEDROOMS •  
FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN • SUMMER HOUSE • DETACHED  
GARAGE • OFF-STREET PARKING FOR 3 CARS**

### Description

Robsons are pleased to showcase this modern and beautifully presented three bedroom, two bathroom, semi-detached family home situated in a desirable road in Chorleywood. This impressive property provides over 1,900 sq.ft. of comfortable living accommodation over three floors.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor, and a guest WC. There is a spacious open-plan living room with a large bay window, two feature fireplaces, one with a log burner and French doors opening out to the garden. The stylish kitchen features a range of units providing ample storage space, an integrated double oven, a kitchen island providing additional worktop and storage space and a feature log burner.





Off the kitchen is a light and bright dining room with patio doors opening out to the garden.

To the first floor there is a principal bedroom with fitted wardrobes and an ensuite shower room, two further bedrooms, one benefiting from fitted wardrobes, and a family bathroom. The second floor boasts a useful loft room with a skylight window and access to eaves storage.

Externally, this lovely home offers a well presented south-west facing, landscaped rear garden. The garden benefits from a patio area, a summer house with electricity and light, currently used as an office/cinema room and a garden shed. To the front is a detached garage, off-street parking, and side access to the rear garden.

### **Location**

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses. The area is well served for sought after state and private schools. Many leisure facilities available locally. 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: G

Energy Efficiency Rating: E



Approximate Gross Internal Area  
 Ground Floor = 67.0 sq m / 721 sq ft  
 First Floor = 50.5 sq m / 543 sq ft  
 Second Floor = 15.8 sq m / 170 sq ft (Excluding Eaves)  
 Outbuildings = 50.6 sq m / 545 sq ft  
 Total = 183.9 sq m / 1,979 sq ft

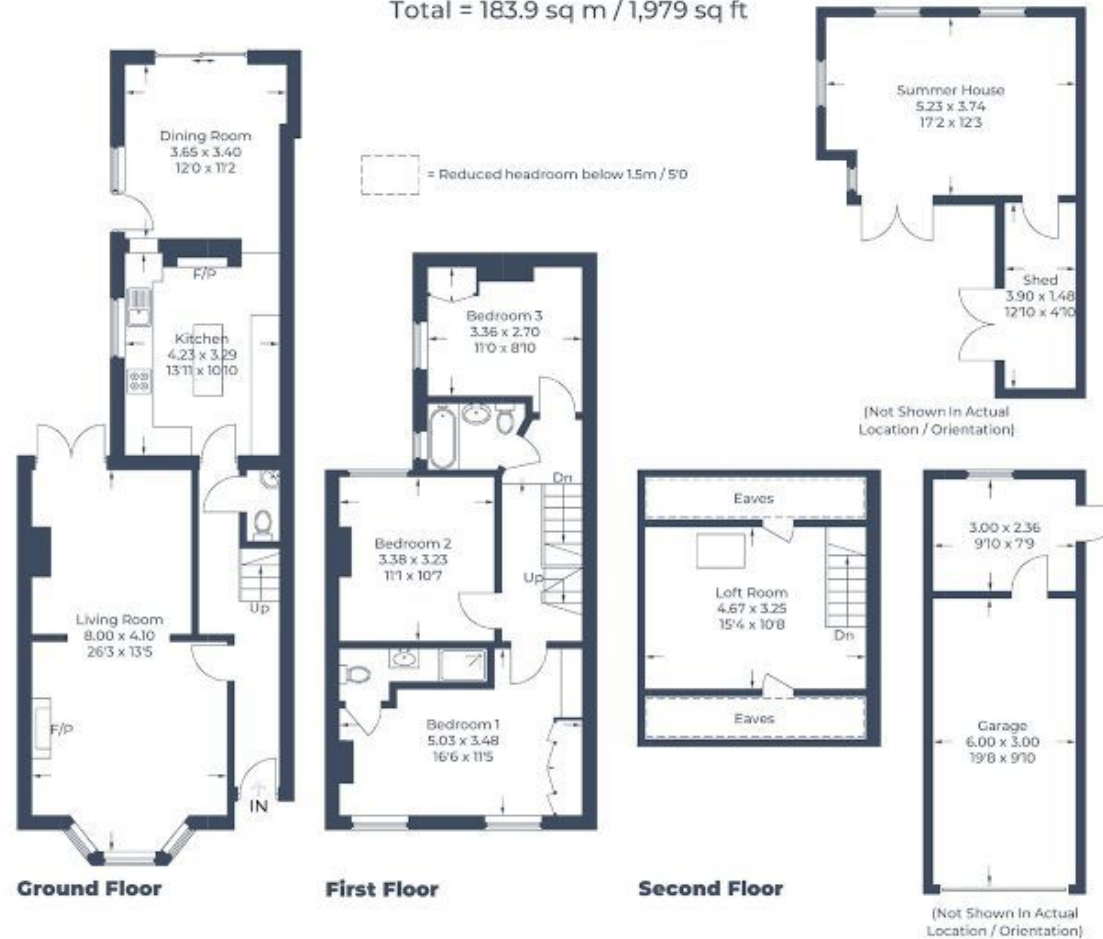


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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