



A WELL PRESENTED & EXTENDED FIVE BEDROOM, TWO BATHROOM FAMILY HOME

Shire Lane, Chorleywood, Herts, WD3 5NP

ROBSONS

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**RECEPTION ROOM • DINING ROOM •
KITCHEN • SNUG • CONSERVATORY • GUEST
WC • FIVE BEDROOMS • TWO BATHROOMS •
REAR GARDEN • DRIVEWAY & ATTACHED
GARAGE**

Description

Robsons are pleased to showcase this extended and well-presented five bedroom, two-bathroom detached family home situated in a desirable road in the centre of Chorleywood Village. This property provides spacious, comfortable living accommodation over two floors, with an attractive rear garden, off-street parking and an attached garage.

The ground floor comprises an entrance porch into a welcoming entrance hall, with a guest WC. There is a reception room with a feature log burner and a large bay window and a dining room that flows through to a conservatory with French doors opening out to the garden. The generous L shaped kitchen offers a good variety of fitted units providing ample storage space with integrated appliances, a separate utility area and a door leading to the side of the property.





Completing the ground floor is a snug with French doors opening out to the garden.

To the first floor there are five well appointed bedrooms, three boasting fitted wardrobes, and two family bathrooms.

Externally, this spacious family home offers a sizeable and private rear garden laid to lawn with mature trees and hedges and a patio area. To the front there is a driveway, an attached garage, a garden laid to lawn with flowerbeds and side access to the rear garden.

Location

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. The area is also well served for sought after state and private schools. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London. 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: D

For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



Approximate Gross Internal Area
 Ground Floor = 128.8 sq m / 1386 sq ft
 First Floor = 93.3 sq m / 1004 sq ft
 Garage = 18.7 sq m / 201 sq ft
 Total = 240.8 sq m / 2,591 sq ft




 = Reduced headroom below 1.5m / 5'0"



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

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