



**A SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME IN CHORLEYWOOD VILLAGE**

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Berks Hill, Chorleywood, Hertfordshire, WD3 5AQ

**ROBSONS**

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**KITCHEN/DINING/BREAKFAST ROOM •  
SITTING ROOM • GUEST WC • FOUR  
BEDROOMS • FAMILY BATHROOM • PRIVATE  
REAR GARDEN • OFF-STREET PARKING •  
GARAGE**

**Description**

This beautifully presented detached family home offers 1,849 sq ft of versatile living space, ideally located within walking distance of Chorleywood village with its array of local amenities, excellent schools, and superb transport links.

The ground floor welcomes you with a bright and spacious hallway complete with a guest WC. To the front, the 20'0 x 13'6 sitting room features a charming bay window, a feature fireplace, and patio doors that open directly to the garden.

The heart of the home is the stunning open-plan kitchen/dining/breakfast room, bathed in natural light from two skylights and a French door leading to the garden. The contemporary kitchen is fitted with ample storage and high-quality integrated appliances, including a double oven, microwave, wine cooler, and a large central island/breakfast bar, perfect for family living and casual dining.





Upstairs, you'll find four generously sized bedrooms alongside a luxurious family bathroom, complete with a roll-top bath, separate shower, and twin basins.

Externally, the property boasts a private rear garden, laid mainly to lawn and bordered by mature trees, shrubs, and hedges, with a patio area ideal for outdoor dining and entertaining. To the front, there is a driveway providing off-street parking, a garage, and a garden.

This superb family home combines space, comfort, and convenience, making it the perfect choice for modern family living.

### **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 for all ages. 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 for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond.

### **Additional Information**

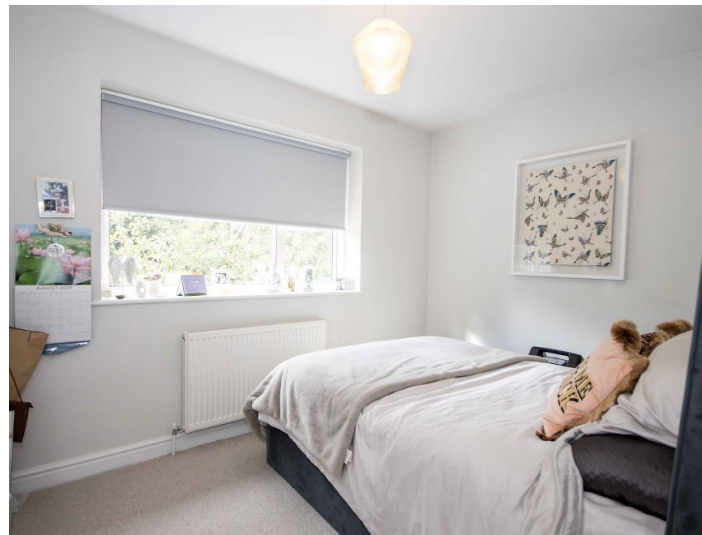
Tenure: Freehold

Local Authority: Three Rivers District Council

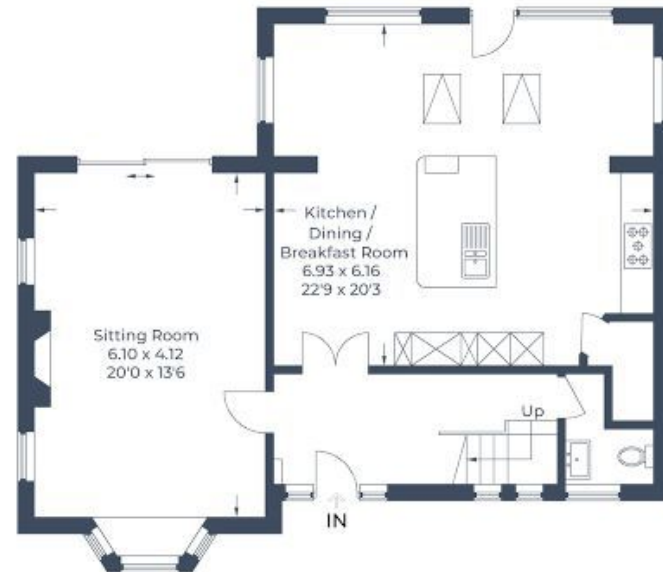
Council Tax Band: G

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.



Approximate Gross Internal Area = 151.4 sq m / 1630 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Boiler Room = 5.3 sq m / 57 sq ft  
 Total = 171.8 sq m / 1849 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

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

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