



CLEMENTS ROAD CHORLEYWOOD WD3
£2,750 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Clements Road Chorleywood WD3

£2,750 Per Month
Unfurnished

 **3 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Popular Chorleywood location, - Freshly decorated with new flooring, - Three bedrooms, - Double reception room, - Attractive garden, - Garage & driveway, - Beautiful views, - Bathroom plus additional w/c, - Deposit equivalent to 5 weeks' rent, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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{ A NEWLY DECORATED THREE BEDROOM BUNGALOW IN A PRIME LOCATION!

The Property

This beautiful family home is located on a prime road in Chorleywood, within walking distance to the met line station, close to excellent local schools and offers stunning views of the surrounding countryside. The property comprises: A front garden and driveway parking in front of the garage that is set a level below the bungalow. Inside, the property has a fitted kitchen with access to the garden, a large double reception room with door to the rear garden and balcony to the front, three good sized bedrooms with built in storage, a family bathroom and a further separate w/c. To the rear there is a lovely landscaped garden. Overall this is a great home and it must be viewed to be appreciated. Deposit equivalent to 5 weeks' rent. Council tax band G.

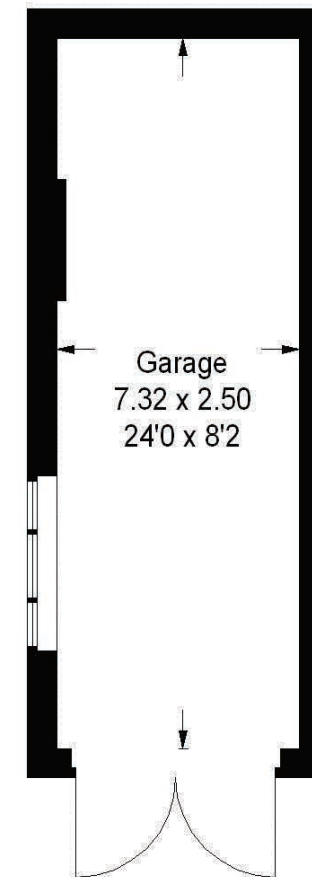
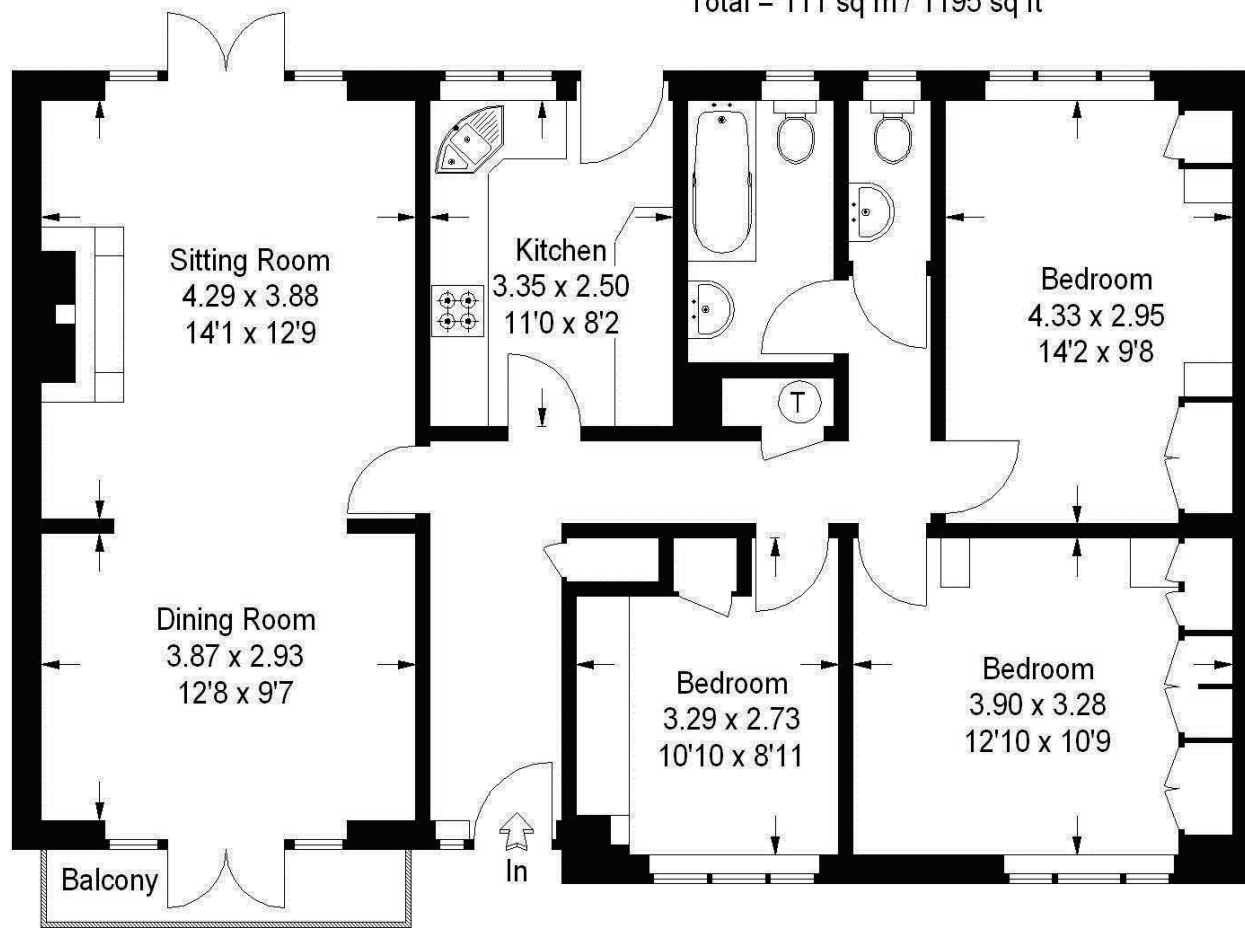
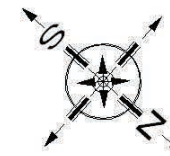
Location

Chorleywood is nestled on the edge of the Chilterns in a small valley on the Herts/Bucks borders. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Chorleywood station. At the centre of Chorleywood lies its beautiful Common which covers 200 acres of grassland and woodland. If you are looking for a secondary school in the area, St Clement Danes School currently holds an 'outstanding' Ofsted report and there are other excellent state and private schools locally. The nearest town to Chorleywood is Rickmansworth which provides a Marks and Spencer, Waitrose and Tesco supermarket.



Clements Road

Approximate Gross Internal Area = 93 sq m / 1012 sq ft
 Garage = 18 sq m / 194 sq ft
 Total = 111 sq m / 1195 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2012 0845 6344080 Ref 103923

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E	64	
	F		
Not energy efficient - higher running costs	G		
			83
England & Wales			EU Directive 2002/91/EC

