



JOHN ROBERTS & Co  
estate agents



15 Chalfont Lane, Chorleywood, WD3 5PR

Guide Price £1,650,000



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D



# 15 Chalfont Lane

Chorleywood, WD3 5PR

- APPROXIMATELY 3,262 SQ FT (INC GARAGE)
- FIVE / SIX BEDROOMS
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM
- LEVEL REAR GARDEN - APPROX 180 FT IN LENGTH
- APPROXIMATELY 0.25 ACRES
- THREE / FOUR RECEPTION ROOMS
- TWO BATHROOMS & ONE SHOWER ROOM
- GARAGE
- EPC RATING: D

This superb five / six bedroom property is situated on Chorleywood's premier road and offers huge potential to update and further extend (Subject to PP). The plot measures in excess of 0.25 acres and the property boasts approx. 3,262 Sq Ft. The living accommodation is well proportioned, and the bedrooms offer an abundance of space across two floors.

The rear garden is level and measures approximately 180 ft in length. The property is well screened to the front, with a driveway providing parking for several vehicles and access to the large double garage.



## SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

## VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, Regal House, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

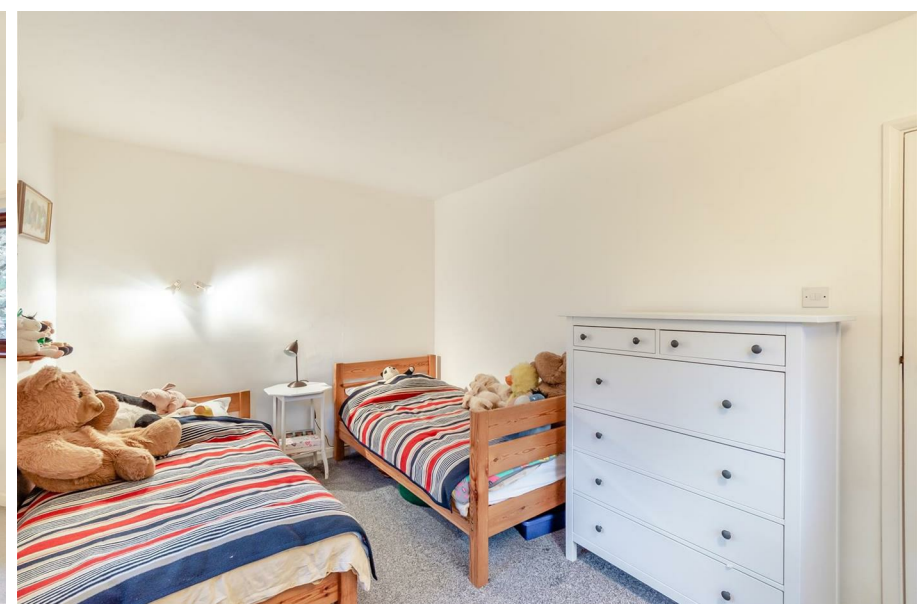
## TENURE:

Freehold

## COUNCIL:

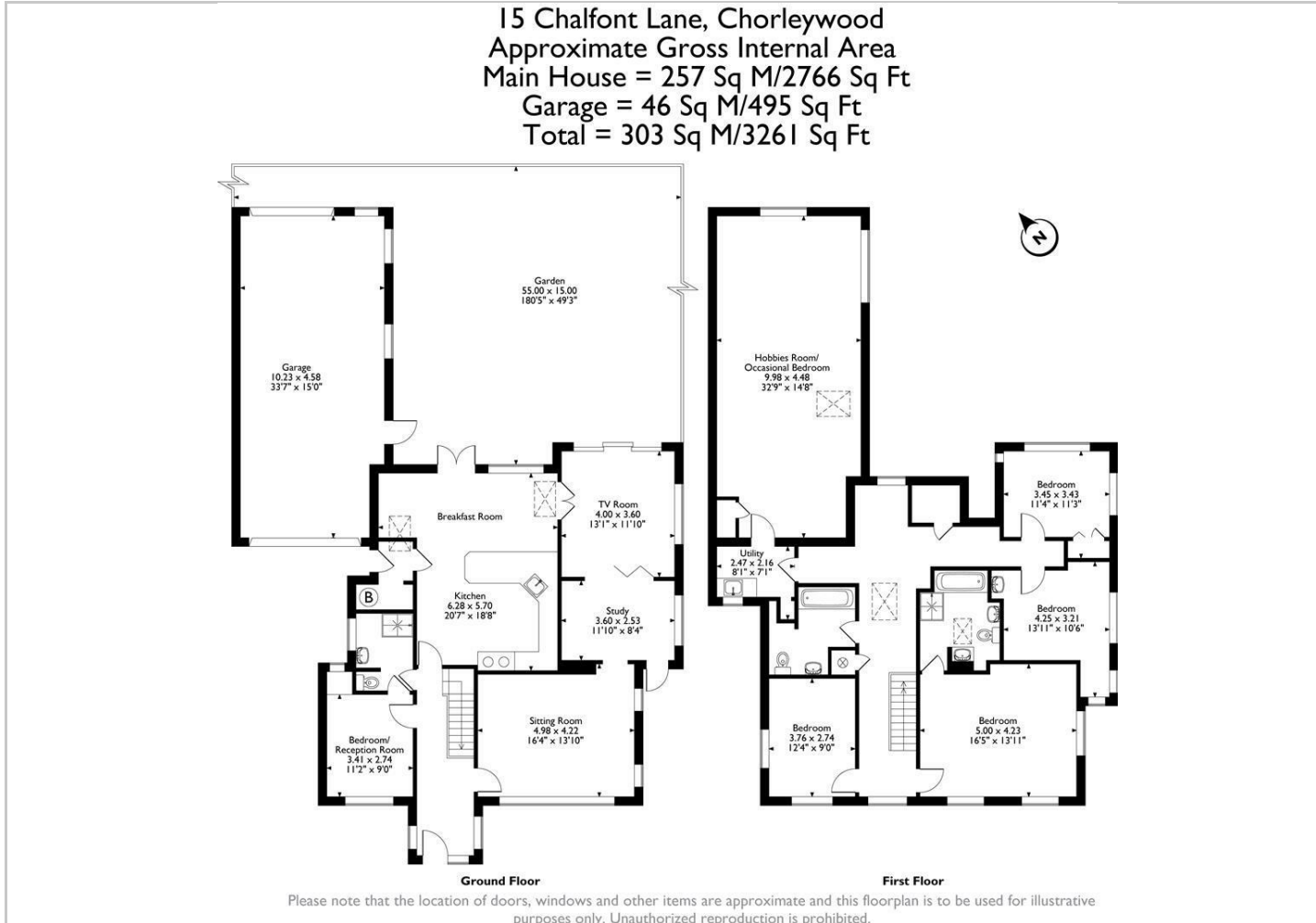
Three Rivers DC







## Floor Plans



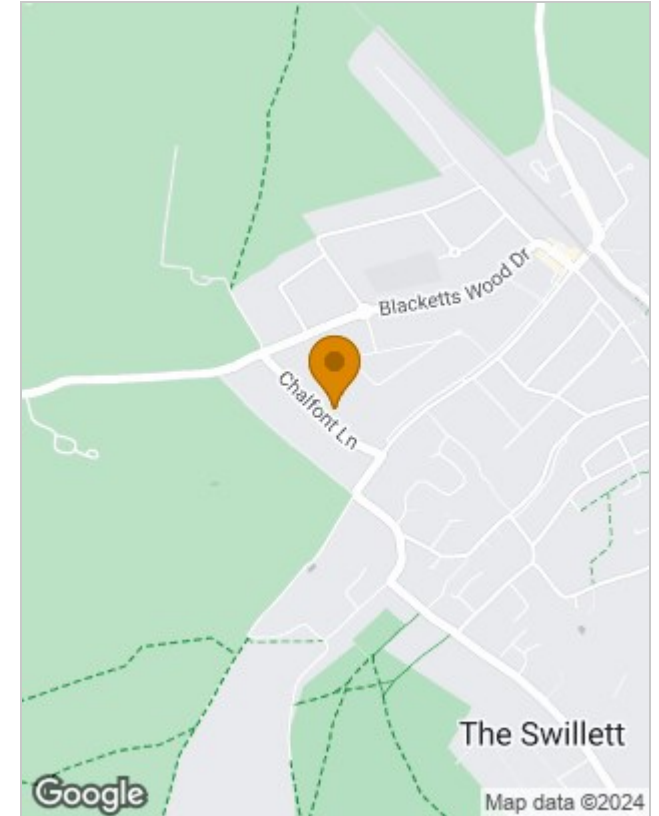
## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

