



JOHN ROBERTS & Co
estate agents



77 Lower Road, Chorleywood, WD3 5LA

Guide Price £900,000



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E



77 Lower Road

Chorleywood, WD3 5LA

- DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- UTILITY ROOM
- BATHROOM
- LEVEL GARDEN WITH SUMMER HOUSE AND SHED
- ENTRANCE HALL
- KITCHEN
- THREE BEDROOMS
- SEPARATE WC
- EPC RATING: E

This handsome three bedroom detached property is ideally located in the heart of Chorleywood Village, just a short level walk to the shops.

Boasting an abundance of charm and character the property is beautifully maintained and offers the benefit of off street parking for two vehicles.

The ground floor consists of a sitting room with bay window to the front and a feature gas fireplace. Large double doors open to the dining room which over looks the rear gardens and is adjacent to the well equipped kitchen. There is a utility room providing access to the rear garden and cloakroom.

The garage has been converted to offer a study / home office.

The first floor benefits from three bedrooms, a family bathroom and a separate WC. Bedrooms one and two are considered good size, double bedrooms.

The rear garden is mostly laid to lawn with a patio area adjacent to the property. A garden shed and a summer house with power and light can be found at the rear of the garden.



SITUATION

Chorleywood has long been a highly favoured destination for an excellent quality of life. The village plays host to a selection of independent retailers, each with their own unique selection of products and services, including delicatessens, coffee shops, restaurants, gift shops and boutiques.

The 180 acre Chorleywood Common is within walking distance, which offers a 9 hole golf course, a well established cricket club and equestrian pursuits. Country walks along the Chess Valley are easily accessible.

COUNCIL TAX

Three Rivers District Council - Telephone 01923 776611.

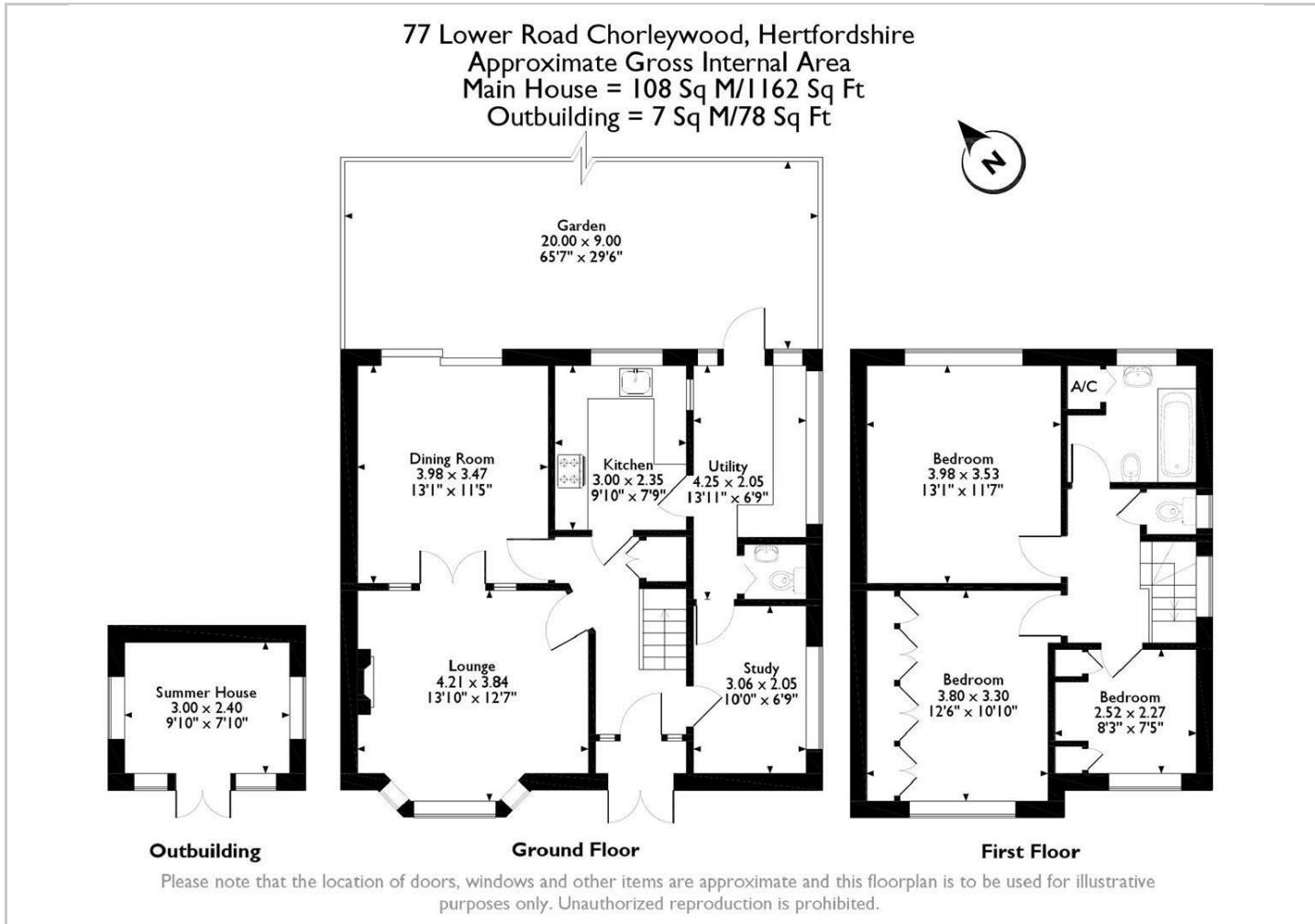
VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.





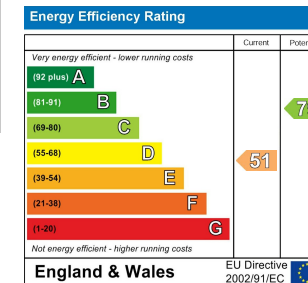
Floor Plans



Location Map



Energy Performance Graph



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.