



JOHN ROBERTS & Co
estate agents



Tanglewood Shire Lane, Chorleywood, WD3 5NT

Guide Price £1,750,000



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Tanglewood Shire Lane

Chorleywood, WD3 5NT

- DETACHED CHARACTER PROPERTY
- APPROXIMATELY 0.32 ACRES
- FIVE BEDROOMS / TWO BATHROOMS
- KITCHEN / BREAKFAST ROOM
- OFF STREET PARKING & WONDERFUL GARDENS
- APPROXIMATELY 3,207 SQ FT
- POTENTIAL TO EXTEND (STPP)
- FIVE RECEPTION ROOMS
- DOUBLE GARAGE
- EPC RATING: C

Tanglewood is a superb character property situated in the heart of Chorleywood Village, just a stones throw from The Village shops and Railway Station. Boasting approximately 3,207 Square Ft, the property offers flexible accommodation, including five reception rooms and five bedrooms. The wonderful mature gardens measure in excess of a third of an acre and there is ample parking to the front driveway.

To the ground floor there is a generous size, open plan kitchen / breakfast / family room, a dining room, sitting room, second family room and a study. There is a spacious hallway and a cloakroom, plus integral access to the double garage.

The first floor boasts five bedrooms and two bathrooms. The principal bedroom measures an impressive 27' x 17'10" and benefits from a plethora of built in wardrobes.

To the front of the property there is a driveway measuring approximately 46ft in depth, providing parking for several vehicles and access to the double garage. The rear garden measure approximately 130ft in length and is mostly laid to lawn with a patio area adjacent to the property.

There is potential to extend should one wish (STPP).



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. 47B, 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.

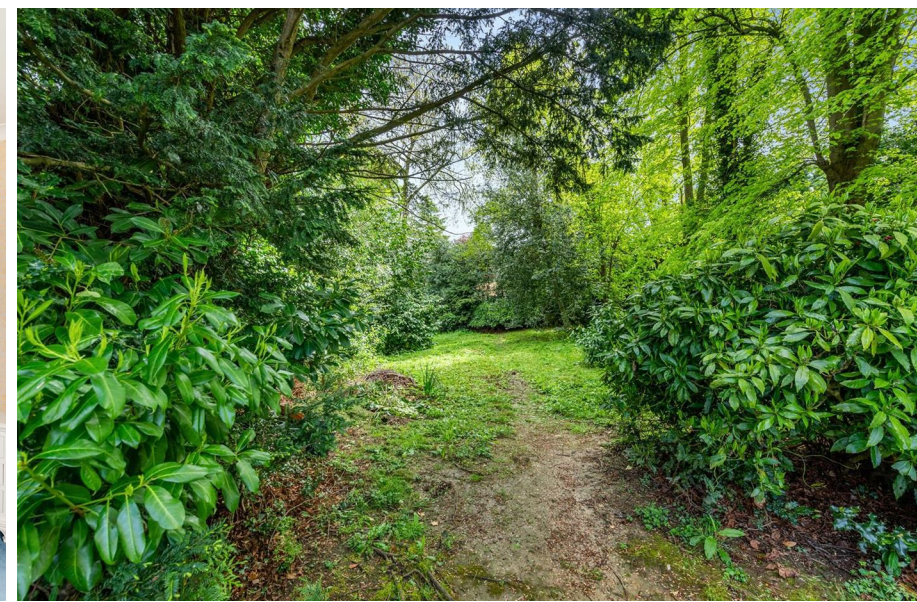
TENURE:

Freehold

COUNCIL:

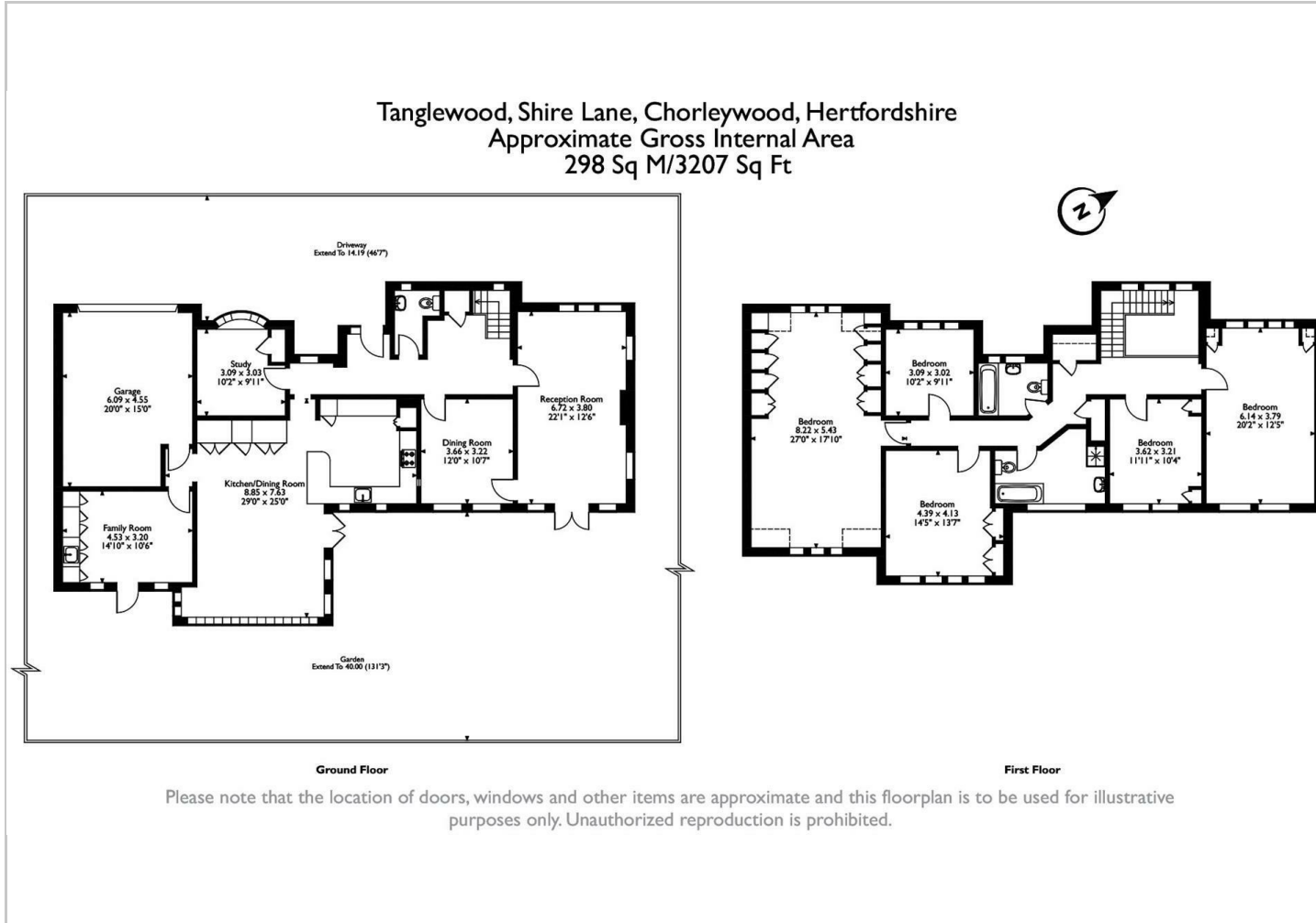
Three Rivers DC



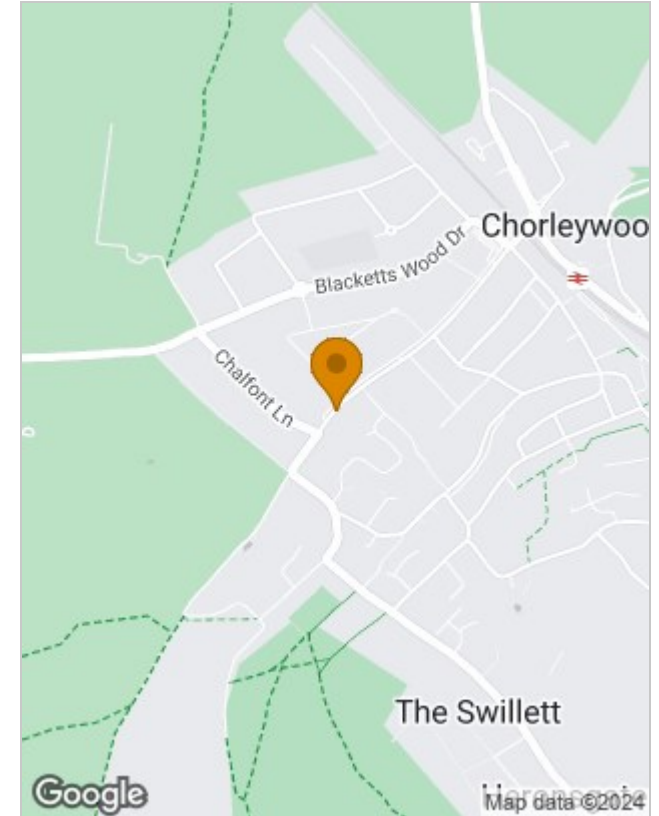




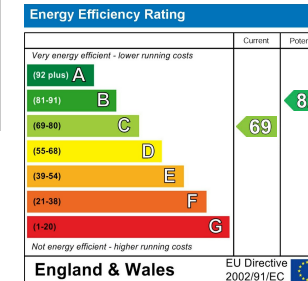
Floor Plans



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.