



JOHN ROBERTS & Co
estate agents



Afton Cottage 39 Berks Hill, Chorleywood, WD3 5AJ

Guide Price £1,950,000



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Afton Cottage 39 Berks Hill

Chorleywood, WD3 5AJ

- DETACHED PERIOD PROPERTY
- 3,585 SQ FT
- FOUR BATHROOMS
- FOUR RECEPTION ROOMS
- TWO GARDEN ROOMS
- CHORLEYWOOD VILLAGE LOCATION
- FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- GARAGE & OFF STREET PARKING
- EPC RATING: C

This five bedroom property boasts approximately 3,585 Sq Ft and is beautifully presented throughout. Situated in the heart of Chorleywood Village, Afton Cottage is conveniently located for Chorleywood shops and Railway Station.

To the ground floor there is a plethora of flexible living accommodation, to include four reception rooms and a kitchen / breakfast room. There is a utility room and a cloakroom, plus integral access to the garage.

The principal bedroom is situated on the first floor and benefits from a dressing room and an en-suite bathroom. There is also a guest bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Bedroom five has the benefit of an en-suite shower room and is located on the second floor.

There is parking for several vehicles at the front of the property. The rear garden has been cleverly landscaped to create a wonderful patio area adjacent to the property, a level manicured lawn and steps down to a second patio area and the two garden rooms, that are currently utilised as a gym and a games room / home office.



SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities, restaurants, coffee houses and railway station which provides a Chiltern / 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, and the property is within walking distance of St Clement Danes School.

Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park.

The 250 acre Chorleywood Common is within walking distance and provides leisure activities including golf, cricket, walking and equestrian pursuits.

VIEWINGS:

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

TENURE:

Freehold

COUNCIL:

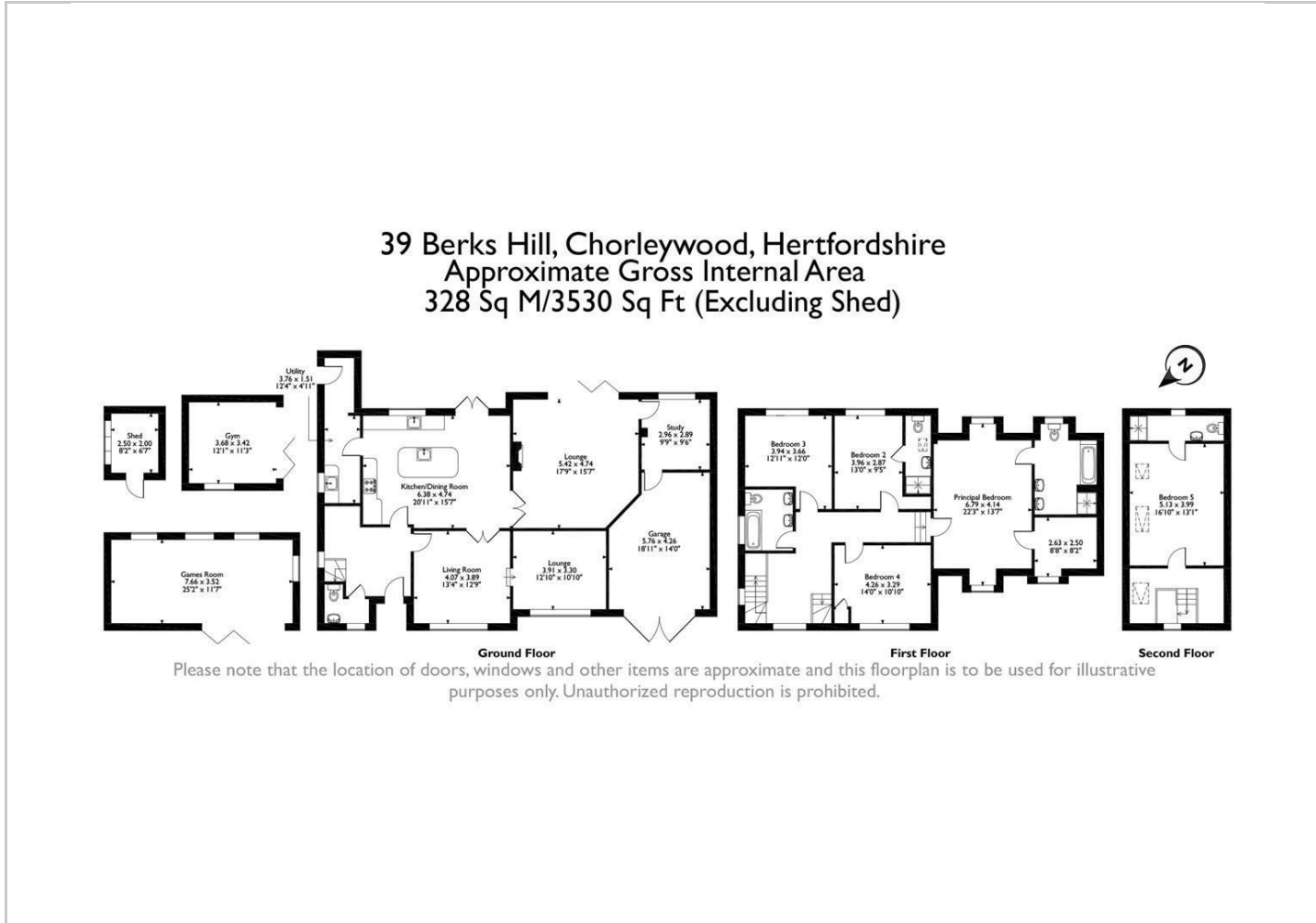
Three Rivers DC







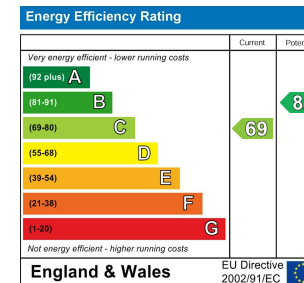
Floor Plans



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.