



JOHN ROBERTS & Co
estate agents



Mavie 14 Wyatts Road, Chorleywood, WD3 5TE

Guide Price £1,100,000



4



2



2



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Mavie 14 Wyatts Road

Chorleywood, WD3 5TE

- DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- NEWLY FITTED KITCHEN
- TWO SUPERB GARDEN BUILDINGS
- OFF-STREET PARKING
- BEAUTIFULLY PRESENTED
- BATHROOM & SHOWER ROOM
- SITTING ROOM & DINING ROOM
- LANDSCAPED GARDENS
- EPC RATING: D

This four-bedroom detached property is superbly appointed throughout, boasting flexible accommodation, measuring in excess of 1,800 Sq ft (2,421 including the garden buildings). The property has the added benefit of two superb garden buildings that are discreetly positioned at the rear of the landscaped gardens. One is currently utilised as a hair salon, whilst the other has been thoughtfully designed for entertaining, with a separate office and WC.

The property boasts four bedrooms, two bathrooms, a newly fitted kitchen, a sitting room, dining room and a garage with utility area.

There are two bedrooms, with fitted wardrobes to the first floor which benefit from a shower room. Bedrooms one and two are situated on the ground floor, both of which have a feature bay window and are located adjacent to the wonderful family bathroom. The bathroom is beautifully fitted, with an egg shaped bathtub, separate shower, his and hers wash basins and a WC. The bathroom is fully tiled with an integrated wall mounted television. The kitchen has recently been extended and fitted to an exquisite standard with the benefit of underfloor heating and bi-folding doors to the patio area. There is generous size sitting room / dining room, with a wood burning stove providing ample space for living and entertaining. The dining area overlooks the rear gardens with access to the patio area also.

The gardens are landscaped creating a wonderful space for outdoor living and entertaining. There is a patio area adjacent to the property, with a pathway leading to the two garden buildings and raised decking at the rear of the garden. There is generous access and a bin store area at the side of the property.



GARDEN BUILDINGS:

Garden Building one ('Club B'): A superb building with bespoke bar area, WC and separate office, benefitting from electricity and water.

Garden Building two (Hair Salon): A fully functioning room with ample natural light, electricity and water.

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

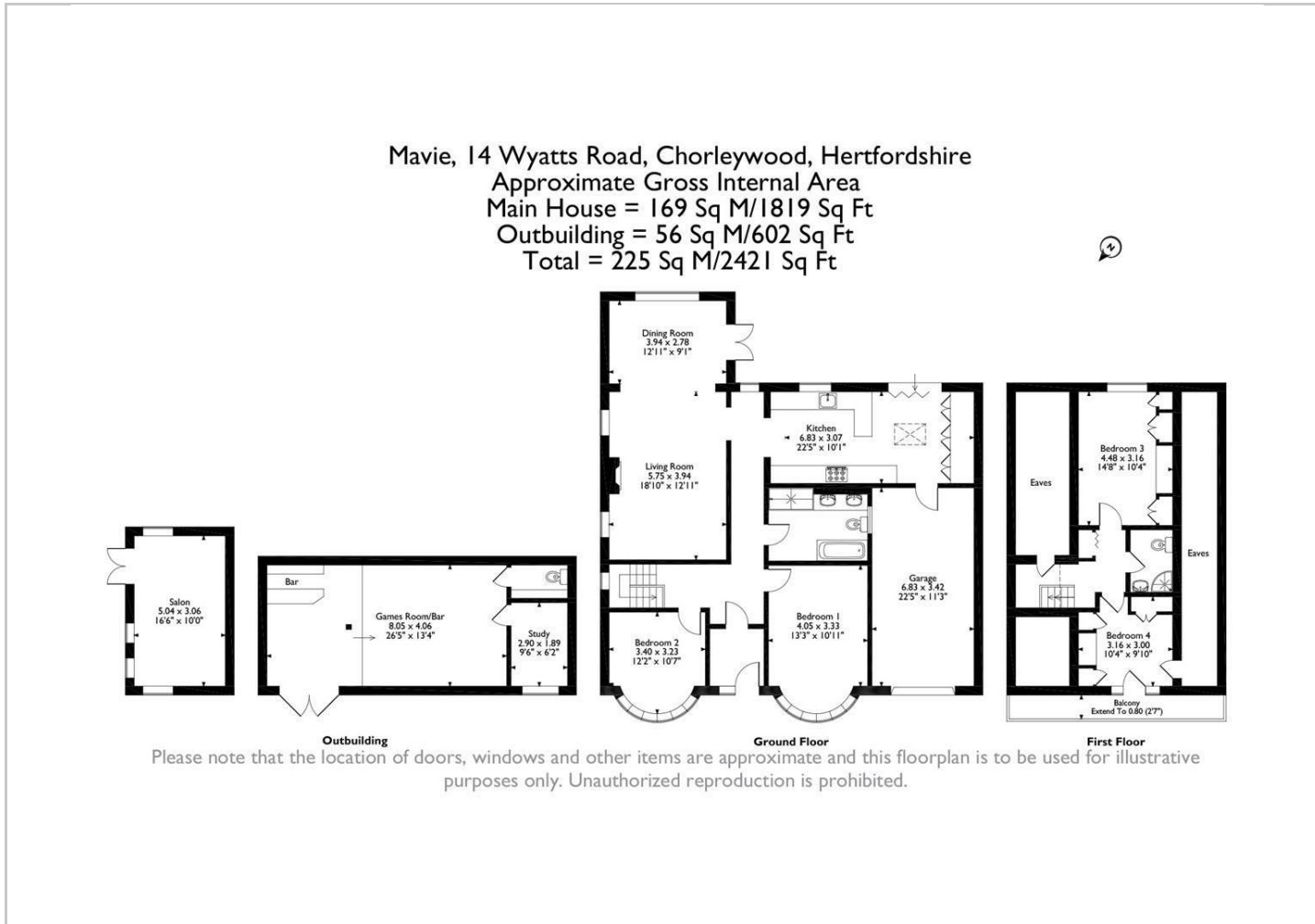
COUNCIL:

Three Rivers DC





Floor Plans



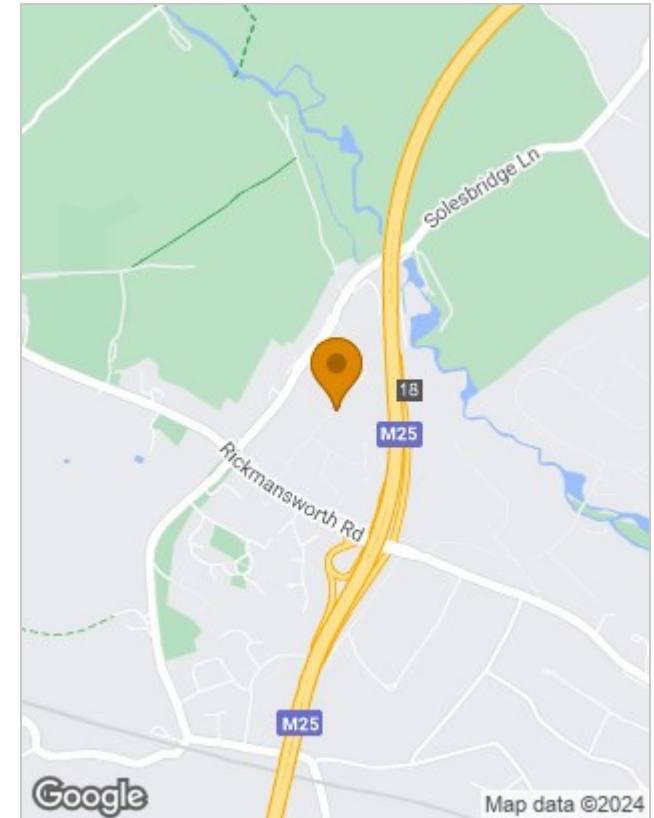
Viewings

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.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ
 Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk <https://www.johnroberts.co.uk>

Location Map



Energy Performance Graph

