



JOHN ROBERTS & Co  
estate agents



87 Quickley Lane, Chorleywood, WD3 5PG

Guide Price £550,000



3



1



2



E



# 87 Quickley Lane

Chorleywood, WD3 5PG

- CHARACTER COTTAGE
- THREE BEDROOMS
- DINING ROOM
- BATHROOM
- POTENTIAL TO EXTEND (STPP)
- CHORLEYWOOD VILLAGE LOCATION
- SITTING ROOM
- KITCHEN
- LOVELY GARDENS
- EPC RATING: E

This three bedroom semi-detached property is situated in a wonderful elevated position, close to Chorleywood Village. Rose Cottage sits at the end of a pretty row of cottages and is flooded with natural light throughout.

To the ground floor there is a dual aspect sitting room to the front of the property, with a separate dining room and a kitchen. The bathroom is located at the rear of the property.

The first floor boasts three bedrooms.

The rear garden measures in excess of 100ft and is mostly laid to lawn. There is a patio area adjacent to the property, a work shop, a garden room and a shed.



#### SITUATION:

This property enjoys access to Rickmansworth town centre and Chorleywood Village, with a fine selection of schools and shops. For the commuter, both Rickmansworth and Chorleywood boast their own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports. Equestrian pursuits are also well catered for.

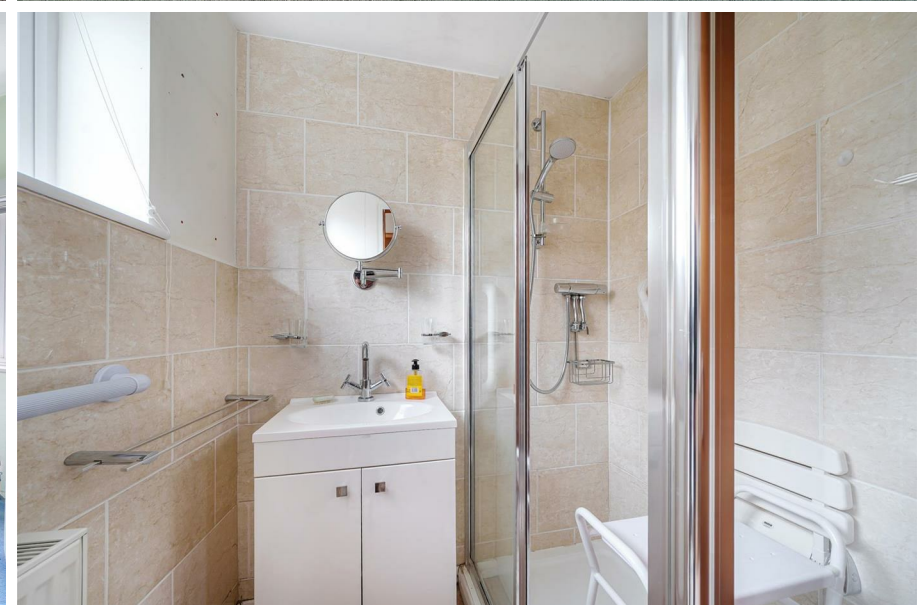
#### VIEWINGS:

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

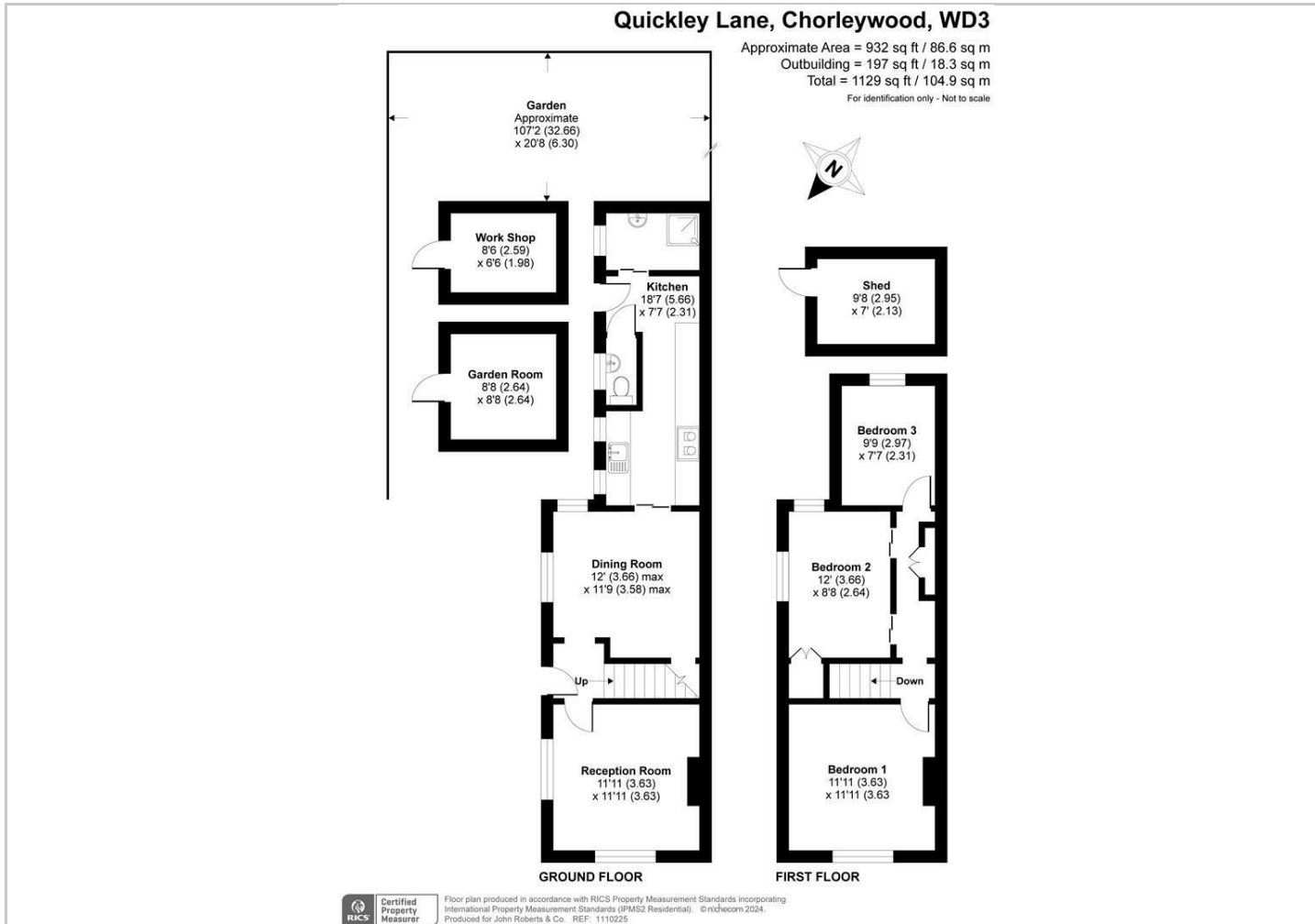
**COUNCIL:**  
Three Rivers DC



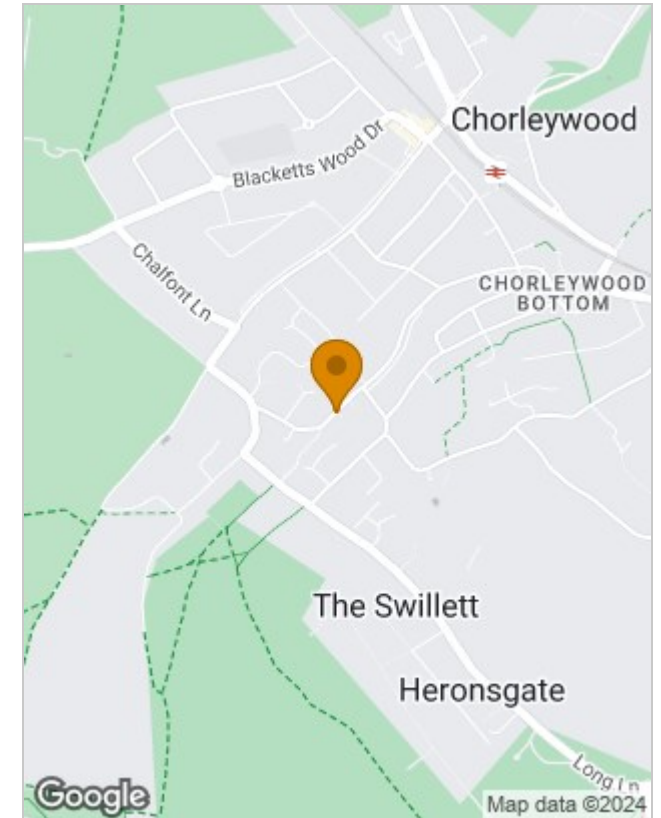




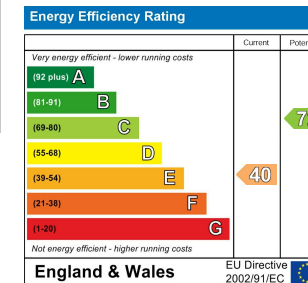
## Floor Plans



## 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.