



JOHN ROBERTS & Co  
estate agents



46 Grovewood Close, Chorleywood, WD3 5PX

Guide Price £2,050,000



5



3



4



3

C







# 46 Grovewood Close

Chorleywood, WD3 5PX

- SUPERB QUIET LOCATION
- FIVE BEDROOMS & THREE BATHROOMS
- FOUR RECEPTION ROOMS
- INTEGRAL GARAGE
- CARRIAGE DRIVEWAY
- IN EXCESS OF 3,000 SQ FT
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM AND CLOAKROOM
- STUNNING GARDENS
- EPC RATING: C

An immaculate five bedroom detached family home set in a peaceful cul de sac just a short walk to the village, station and popular schools.

This outstanding property situated in one of Chorleywood's most sought-after locations, offering light and airy open plan living space, in excess of 3,000 square feet.

To the ground floor, the beautiful kitchen and dining area lead into a generous living room with bifold doors spanning the entire width, to maximise views across the stunning, mature rear garden with a woodland area at the bottom.

There is separate sitting room, cinema/tv room and study with useful integral access to the garage. A utility room and downstairs cloakroom complete the ground floor.

To the first floor, there are five bedrooms and three contemporary bathrooms. The exceptionally spacious principal bedroom has views to both the front and rear and benefits from an enviable range of built-in storage, and a fully tiled en-suite shower room and sleek storage cabinetry. Bedroom two also has en-suite shower room. Bedroom three is on two levels with a staircase leading to space for an additional study or home gym on the second floor.

Three further double bedrooms, and a family bathroom complete the first floor of this desirable property.

The delightful, level rear garden mainly laid to lawn, is surrounded by a variety of mature shrubs and trees affording privacy on all sides, and the large patio area is perfect for outdoor entertaining.

To the front, the carriage style block paved driveway ensures easy access and provides parking for several vehicles.



## 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





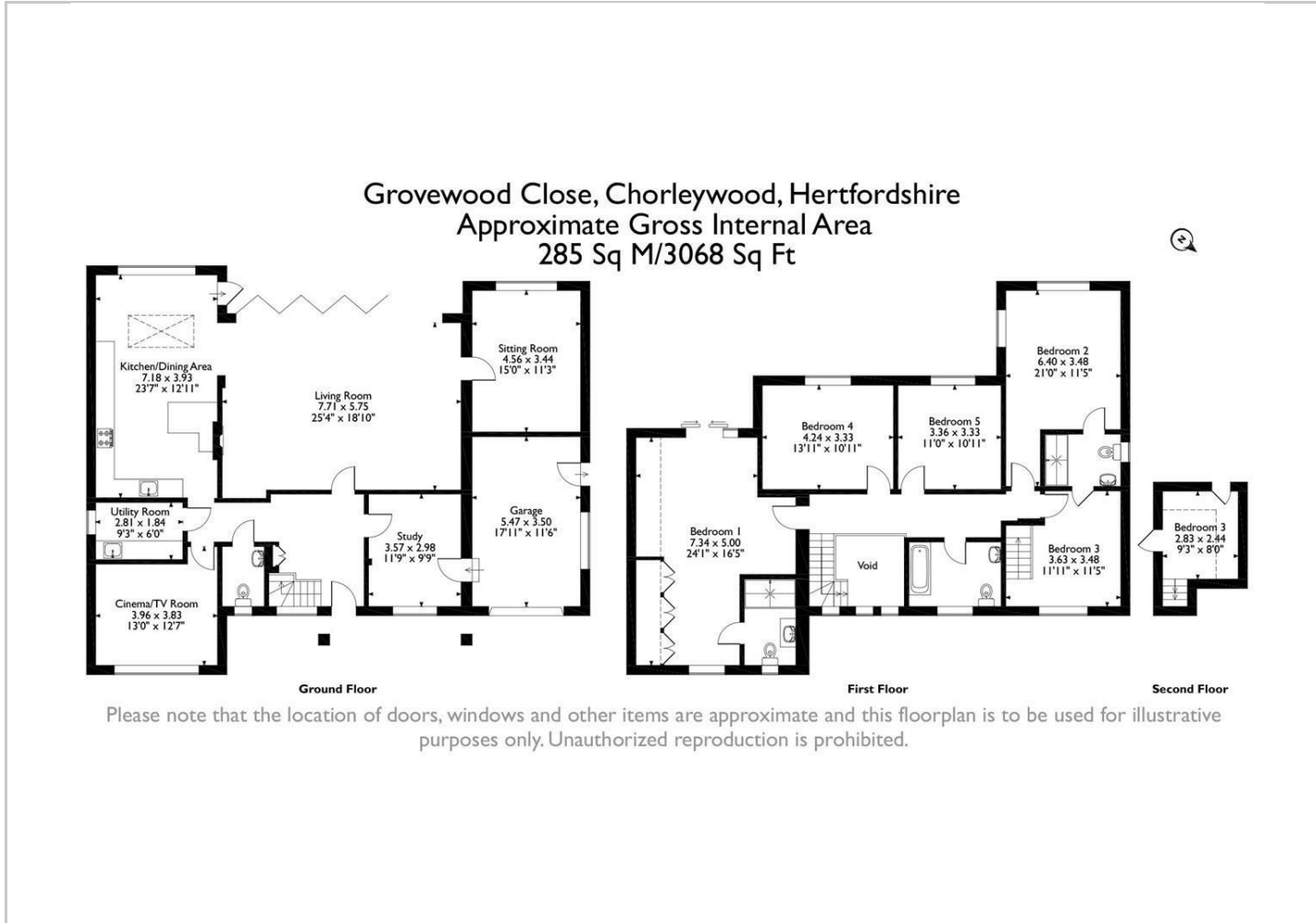








## Floor Plans



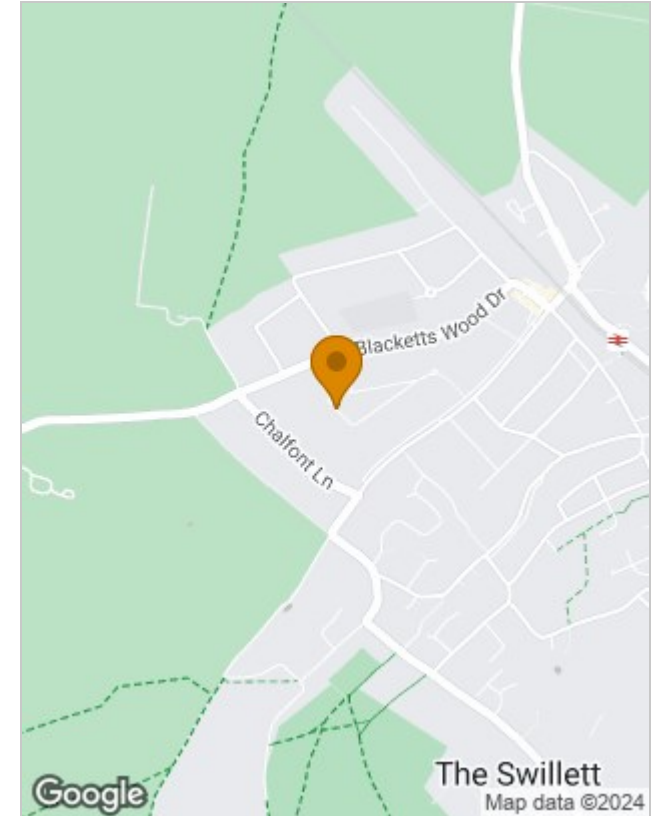
## Viewings

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

