



JOHN ROBERTS & Co  
estate agents



Washacum Stag Lane, Chorleywood, WD3 5HP

Guide Price £925,000



4



2



2



D



# Washacum Stag Lane

Chorleywood, WD3 5HP

- ATTRACTIVE DETACHED FAMILY HOME
- TWO BATHROOMS & CLOAKROOM
- KITCHEN / BREAKFAST ROOM
- BEAUTIFUL GARDENS
- NO ONWARD CHAIN
- FOUR BEDROOMS
- SPACIOUS SITTING / DINING ROOM
- STUDY / PLAYROOM
- GREAT LOCATION
- EPC RATING : D

A well-presented, deceptively spacious four-bedroom detached property in a highly desirable location within walking distance of Chorleywood Village and Railway Station, convenient for sought-after schooling. This charming property with a mature rose around the front door, benefits from a double garage and ample parking. The beautiful, well stocked rear garden is a striking feature of this attractive family home.

To the ground floor there is a large triple aspect sitting/dining room with doors to the rear garden, a kitchen/breakfast room fitted with a wide range of base and wall units, a study/playroom with large built-in storage cupboard and a cloakroom. In addition, the entrance hall benefits from two built in storage cupboards.

To the first floor are four bedrooms and a family bathroom. The principal bedroom has an en-suite shower room. There is a large airing cupboard on the landing plus access to the loft space.

The front garden with a lawn is well screened from the road thanks to mature shrubs and trees and offers ample parking on the gated driveway. There is side access to the delightful rear garden, which measures in excess of 100 feet in length and is mainly laid to lawn with well stocked flower beds and a large, paved patio across the entire width of the property. There is potential to extend to the rear (STPP) should one wish. A magnificent magnolia tree in the rear garden is of particular note and screening with a variety of shrubs and trees affords privacy. The double garage with an electric door can also be conveniently accessed from the rear.



## 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.

## COUNCIL TAX:

THREE RIVERS DISTRICT COUNCIL - BAND G  
£3,677.94

## TENURE:

Freehold

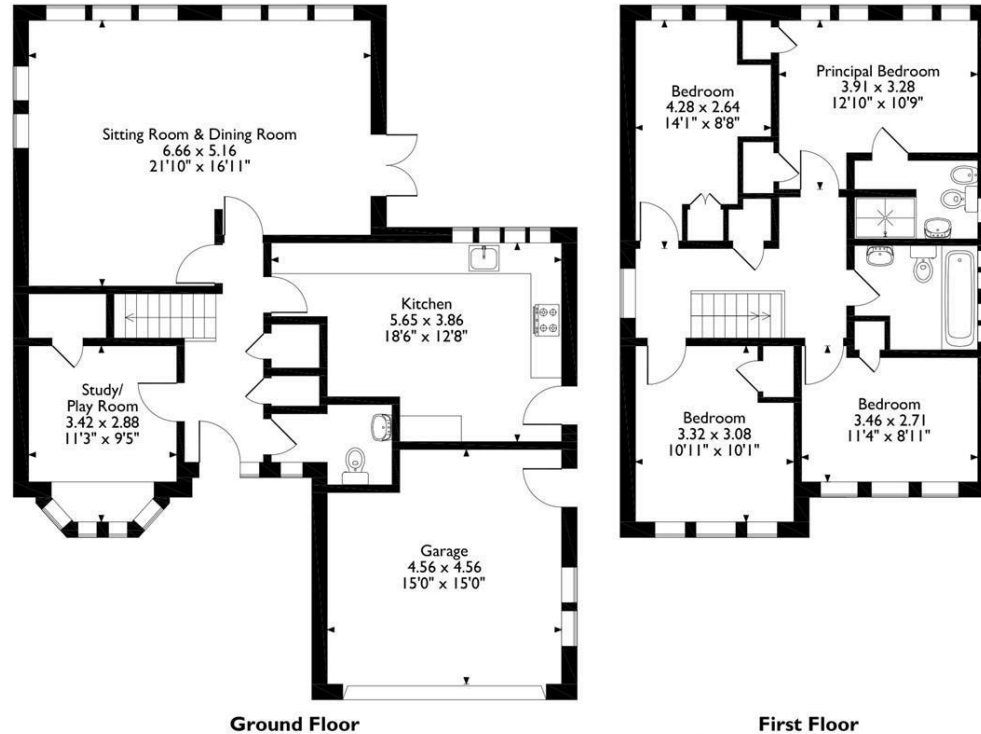






## Floor Plans

Washacum, Stag Lane, Chorleywood  
 Approximate Gross Internal Area  
 Main House = 137 Sq M/1474 Sq Ft  
 Garage = 20 Sq M/215 Sq Ft  
 Total = 157 Sq M/1689 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

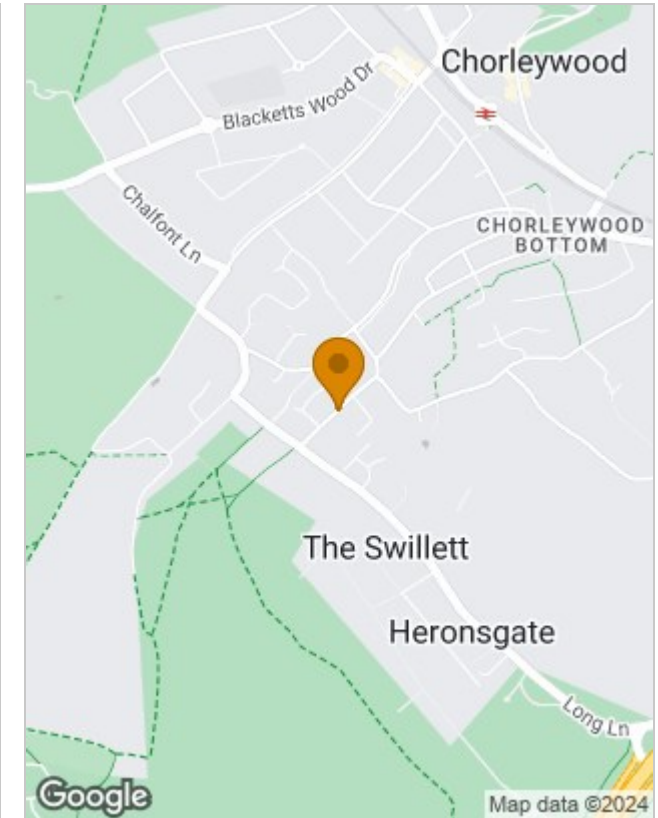
## Viewings

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

