



JOHN ROBERTS & Co  
estate agents



64 Lower Road, Chorleywood, WD3 5LB

Guide Price £750,000



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D



# 64 Lower Road

Chorleywood, WD3 5LB

- CENTRAL CHORLEYWOOD VILLAGE LOCATION
- OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM
- THREE BEDROOMS
- LOVELY LANDSCAPED GARDEN
- BEAUTIFULLY PRESENTED
- SEPARATE SITTING ROOM
- FAMILY BATHROOM
- EPC RATING: D

Loxley is a beautifully presented three-bedroom character property in the village centre. This pretty end of terrace house, (c1920), has been thoughtfully updated, retaining many original features, and has a lovely landscaped rear garden. There is potential to extend further (STPP).

At the heart of this home a stunning open plan kitchen /dining/ family room with ample storage features an island unit with integrated hob and downward extractor, a double oven, quartz worktops throughout, butler sink with boiling water tap, and two useful pantry cupboards either side of the fireplace. Old school radiators have been added and the considered addition of skylights maximises natural light. Neptune engineered oak flooring throughout the ground floor is the perfect finishing touch.

A separate sitting room with a stylish limestone fireplace, granite hearth and contemporary log burner, and wooden shutters to the bay window, is the perfect space for relaxing.

To the first floor are three bedrooms, two retaining original fireplaces. Bedroom one has delightful views to the rear garden, and bedroom three has been updated to include wooden panelling.

The family bathroom with a white suite is part-tiled and includes loft access.

The easy to maintain rear garden has been landscaped and is mainly laid to lawn with close boarded fencing to the sides. A brick paved patio halfway up the garden provides a perfect space for outdoor entertaining. A small courtyard patio is adjacent to the kitchen door and there is gated side access.



## 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.

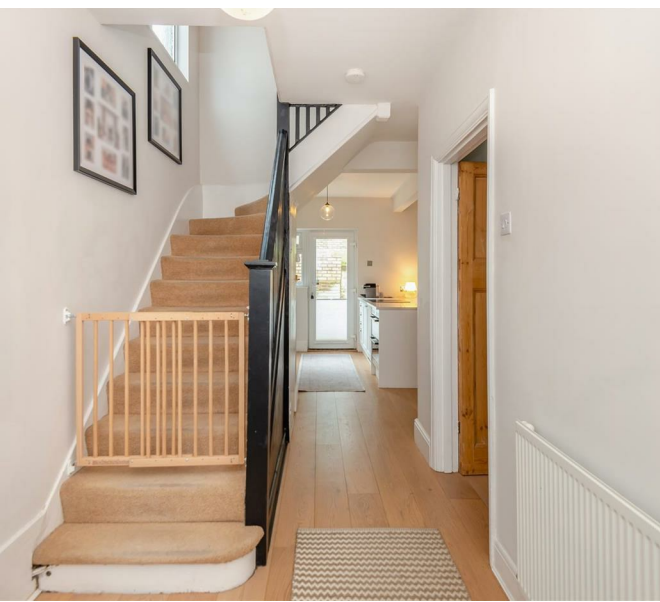
## TENURE:

Freehold

## COUNCIL:

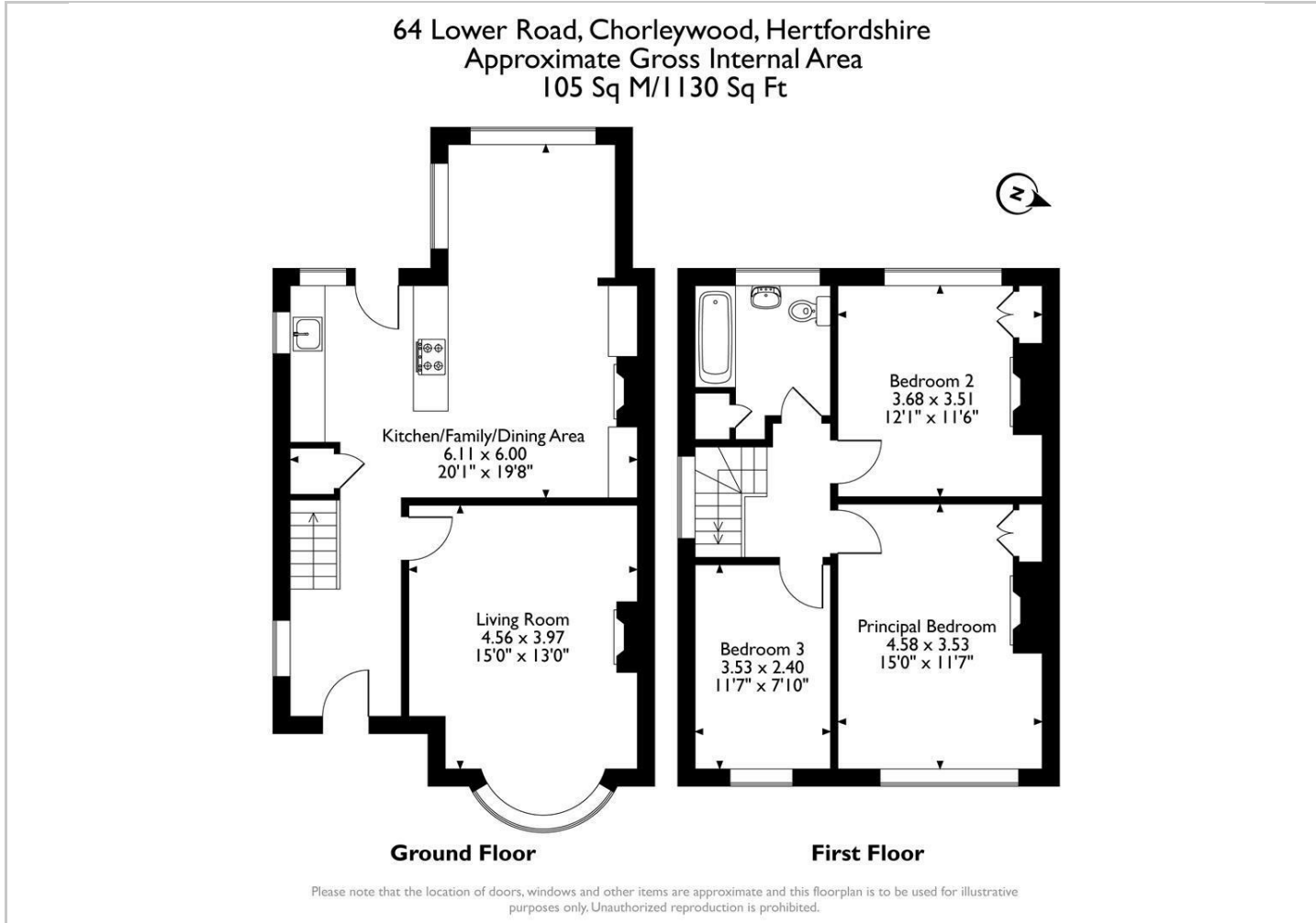
Three Rivers DC







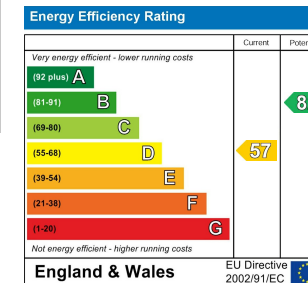
## Floor Plans



## 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.