



JOHN ROBERTS & Co  
estate agents



14 Whitelands Avenue, Chorleywood, WD3 5RD

Guide Price £1,150,000



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# 14 Whitelands Avenue

Chorleywood, WD3 5RD

- CHORLEYWOOD VILLAGE LOCATION
- FOUR BEDROOMS
- OPEN PLAN KITCHEN / BREAKFAST ROOM / FAMILY ROOM
- STUDY
- SUPERB GARDENS
- BEAUTIFULLY PRESENTED
- FAMILY BATHROOM AND CLOAKROOM
- SITTING ROOM
- OFF-STREET PARKING
- EPC RATING: D

This four bedroom family property is conveniently situated just a stones throw from Chorleywood Village Shops and is beautifully presented throughout. The property has been extended and re-modelled to create wonderful accommodation arranged over two floors.

To the ground floor, the hub of the home is undoubtedly the kitchen / breakfast room / family room which is a superb space for family living and entertaining. There is ample kitchen cupboards and work top space, in conjunction with a breakfast bar, with plenty of space for a dining table. The family room is adjacent to the dining area and can also be accessed via the hallway. The rear of the property is flooded with natural light from the sky lantern and bi-folding patio doors. The sitting room boasts a feature electric fire place and a bay window with wooden shutters. There is a separate study and a cloakroom.

The first floor offers four great size bedrooms, two of which benefit from hand basins. There is a family bathroom with separate bath tub and shower.

To the front of the property there is parking for two vehicles. The rear garden is mostly laid to lawn with a patio area adjacent to the property. There is a garden shed and good access to the side of the property to the garden.



## SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities, restaurants, coffee houses and railway station which provides a Chiltern / 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, and the property is within walking distance of St Clement Danes School.

Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park.

The 250 acre Chorleywood Common is within walking distance and provides leisure activities including golf, cricket, walking and equestrian pursuits.

## VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts, WD3 5LQ. Tel. 01923 285123. [James.newman@johnroberts.co.uk](mailto:James.newman@johnroberts.co.uk)

## TENURE:

Freehold

## COUNCIL:

Three Rivers DC





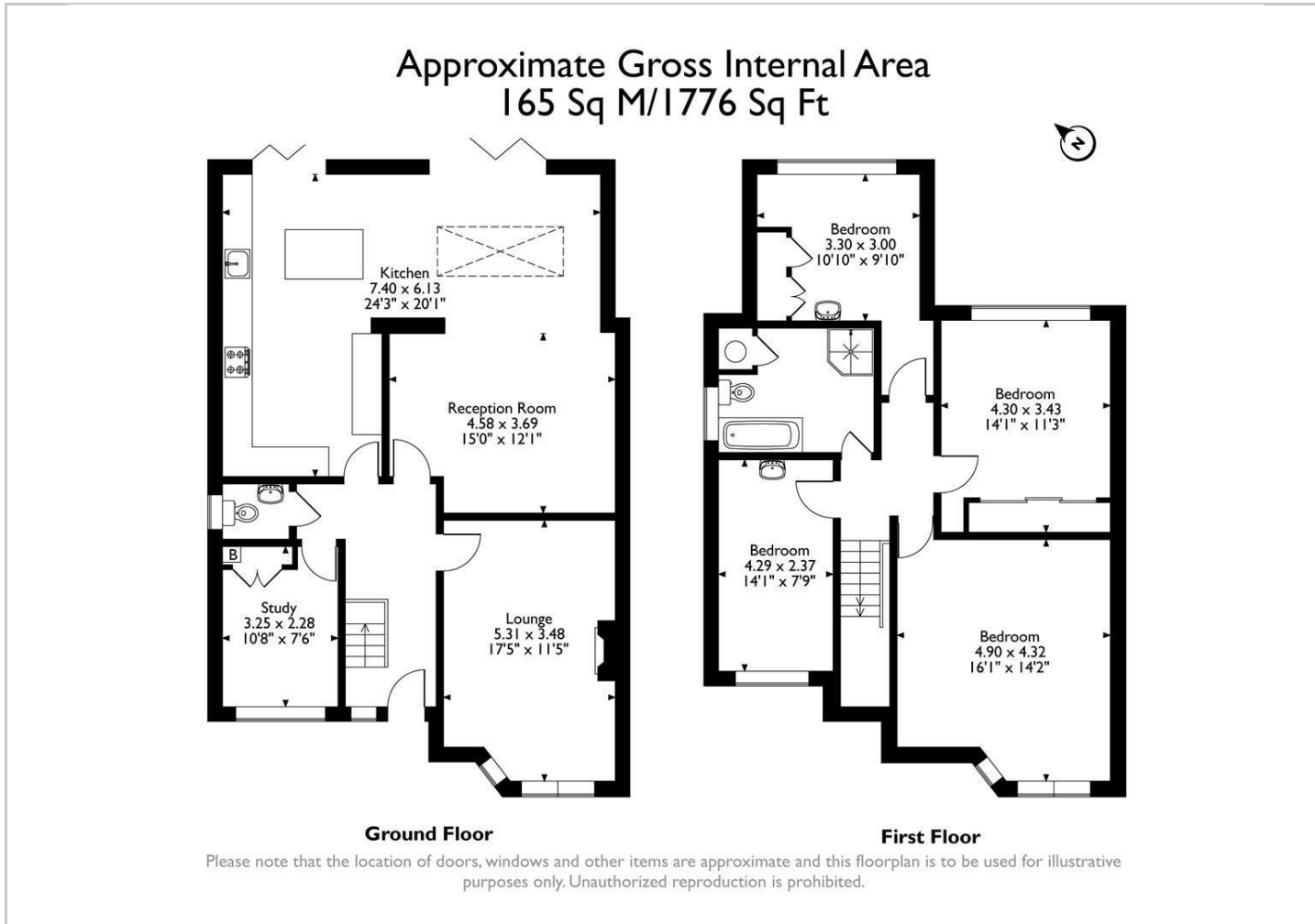




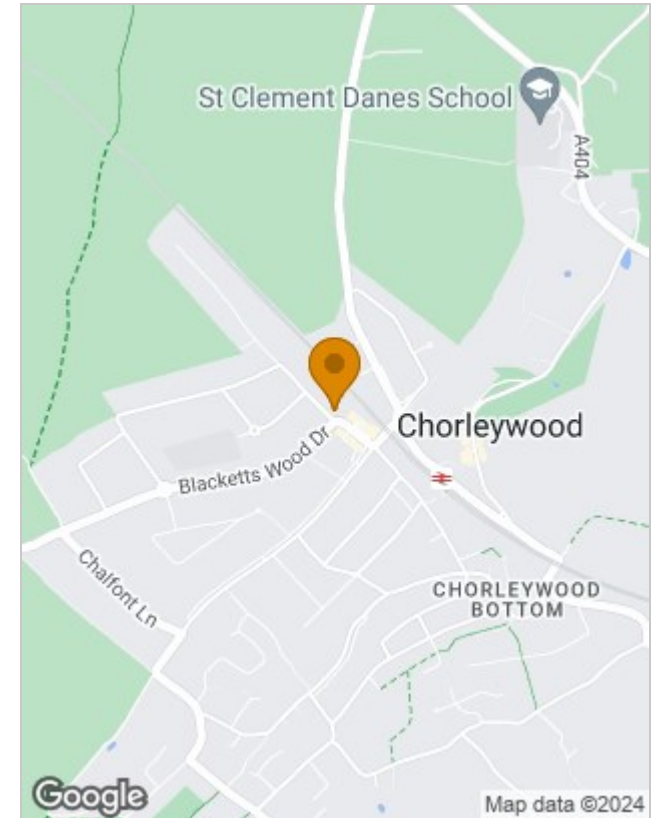




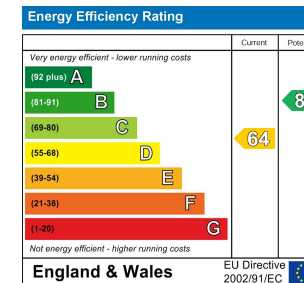
## Floor Plans



## 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.