



JOHN ROBERTS & Co  
estate agents



48 Whitelands Avenue, Chorleywood, WD3 5RD

Guide Price £1,050,000



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# 48 Whitelands Avenue

## Chorleywood, WD3 5RD

- FOUR DOUBLE BEDROOM FAMILY HOME
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE AND OFF STREET PARKING
- NO ONWARD CHAIN
- VILLAGE CENTRE LOCATION
- SPACIOUS SITTING ROOM AND SEPARATE DINING ROOM
- CONTEMPORARY FAMILY BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- EPC RATING - D

A well-presented four-bedroom semi-detached family home in a sought-after location within walking distance of Chorleywood village, railway station and popular schools. This highly desirable property is in good order throughout and comes with the added benefit of no onward chain.

To the ground floor an attractive stained-glass front door leads into the welcoming entrance hall with a cloakroom. The spacious sitting room has a feature fireplace, and the addition of sliding doors is a most useful feature, leading through to a beautiful dining room with charming views to the rear garden. Both rooms retain original picture rails, adding to the charm of this delightful family home with leaded light double glazed windows.

The kitchen/breakfast room features an island for informal family dining, and a separate cupboard houses the laundry appliances but could also be used as a walk-in pantry if wished. This well-planned space is flooded with light thanks to two skylights and has views to the garden and access to a side extension offering additional storage or an alternative utility area if desired.

To the first floor are four double bedrooms and the contemporary family bathroom has a shower over the bath.

To the front the property has a garage and off-street parking for up to two cars on the block paved driveway.

The beautiful, well stocked east facing rear garden is mainly laid to lawn and has been thoughtfully designed to allow maximum enjoyment at the different levels. There is a variety of mature trees and shrubs and a delightful rockery beside a courtyard patio near the kitchen door provides a secluded spot for enjoying morning coffee.



### 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

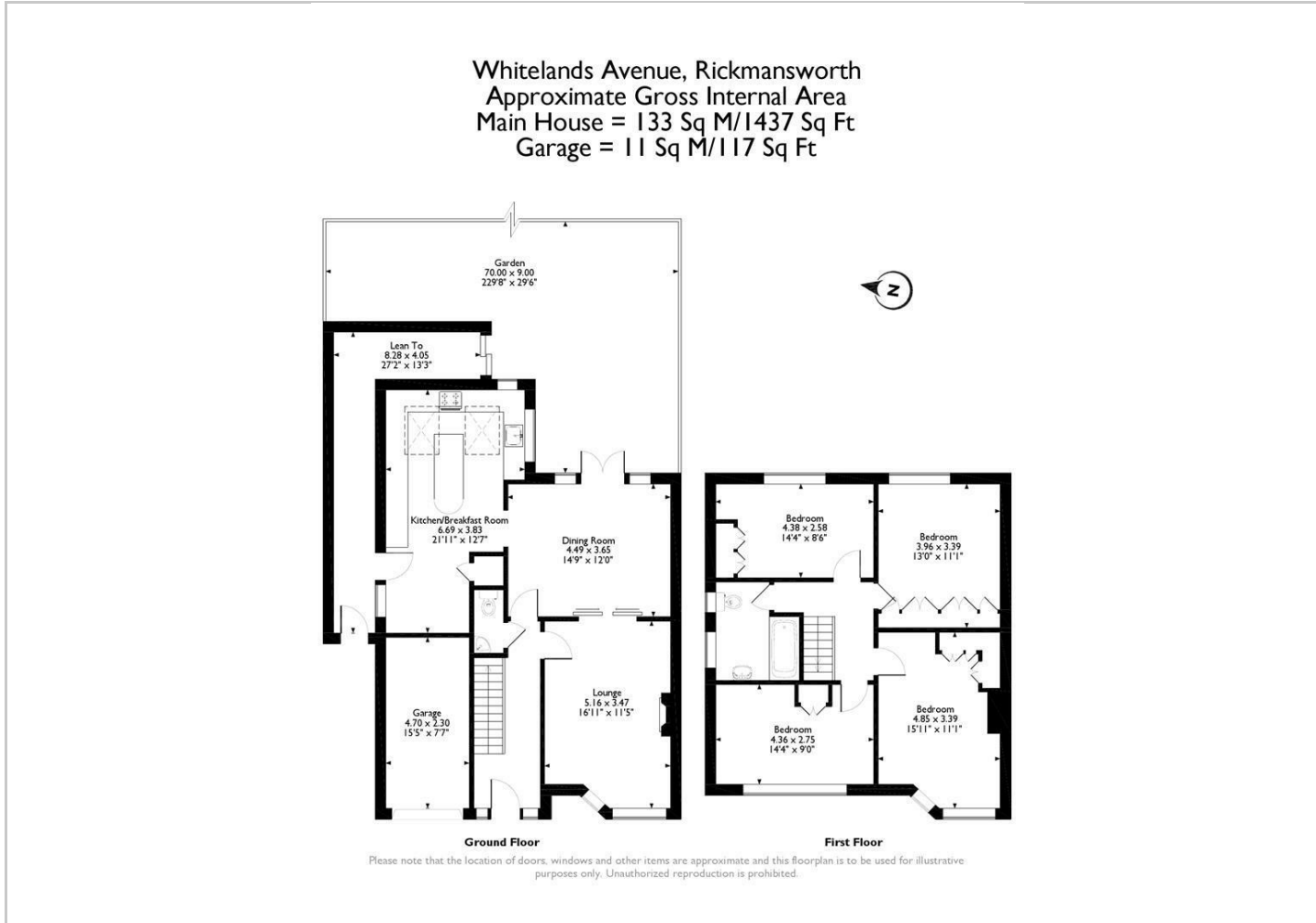
**COUNCIL TAX**  
Three Rivers District Council Tax Band G £3,677.94







## 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.

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## Location Map



## Energy Performance Graph

