



JOHN ROBERTS & Co
estate agents



40 Clements Road, Chorleywood, WD3 5JT

Price Guide £950,000



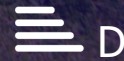
3



3



3



D



40 Clements Road

Chorleywood, WD3 5JT

- IMMACULATE CHALET STYLE FAMILY HOME
- SOUGHT AFTER PRIVATE ROAD
- SPACIOUS SITTING ROOM
- THREE / FOUR BEDROOMS
- THREE BATHROOMS
- LEADED DOUBLE GLAZED WINDOWS
- LEVEL GARDEN (APPROX 90ft IN LENGTH)
- AMPLE PARKING & GARAGE
- CLOSE TO VILLAGE AND STATION
- EPC: D

Holly Tree House is an immaculately presented three / four bedroom chalet style family home boasting exquisite landscaped gardens. Set in one of Chorleywood's most sought-after private roads it is just minutes' walk from the village centre, railway station and Chorleywood Common. The level, landscaped garden is a particular feature, and this lovely semi-detached property has been thoughtfully extended over the years to provide the most versatile accommodation.

To the ground floor, the spacious L-shaped sitting room has a beautiful feature stone fireplace and two pairs of French doors, one pair sliding open to maximise views to the garden. There is an attractive fitted kitchen, featuring a Siemens fitted oven and microwave, quartz worktops, butler sink and breakfast bar. A separate dining room, and a study/fourth bedroom with an adjacent cloakroom with a shower complete the ground floor.

Stairs in the corner of the sitting room lead to the second floor. Bedroom one has an en-suite shower room and an extensive range of fitted wardrobes, and there are two further bedrooms. A contemporary, fully tiled family bathroom with shower bath and double doors leading to a generous eaves' storage area completes the first floor.

The large rear garden mainly laid to lawn has an attractive paved patio area perfect for outdoor entertaining and a charming paved covered seating area. It is well stocked with mature trees, shrubs and flower beds for year-round interest.

This desirable property is in a peaceful location and set back from the no-through road. There is a lawn, flower beds and tree to the front garden, ample parking and a garage set behind wooden gates.



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.

COUNCIL TAX:

Three Rivers District Council BAND G : £3677.94

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co, Regal House, 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:

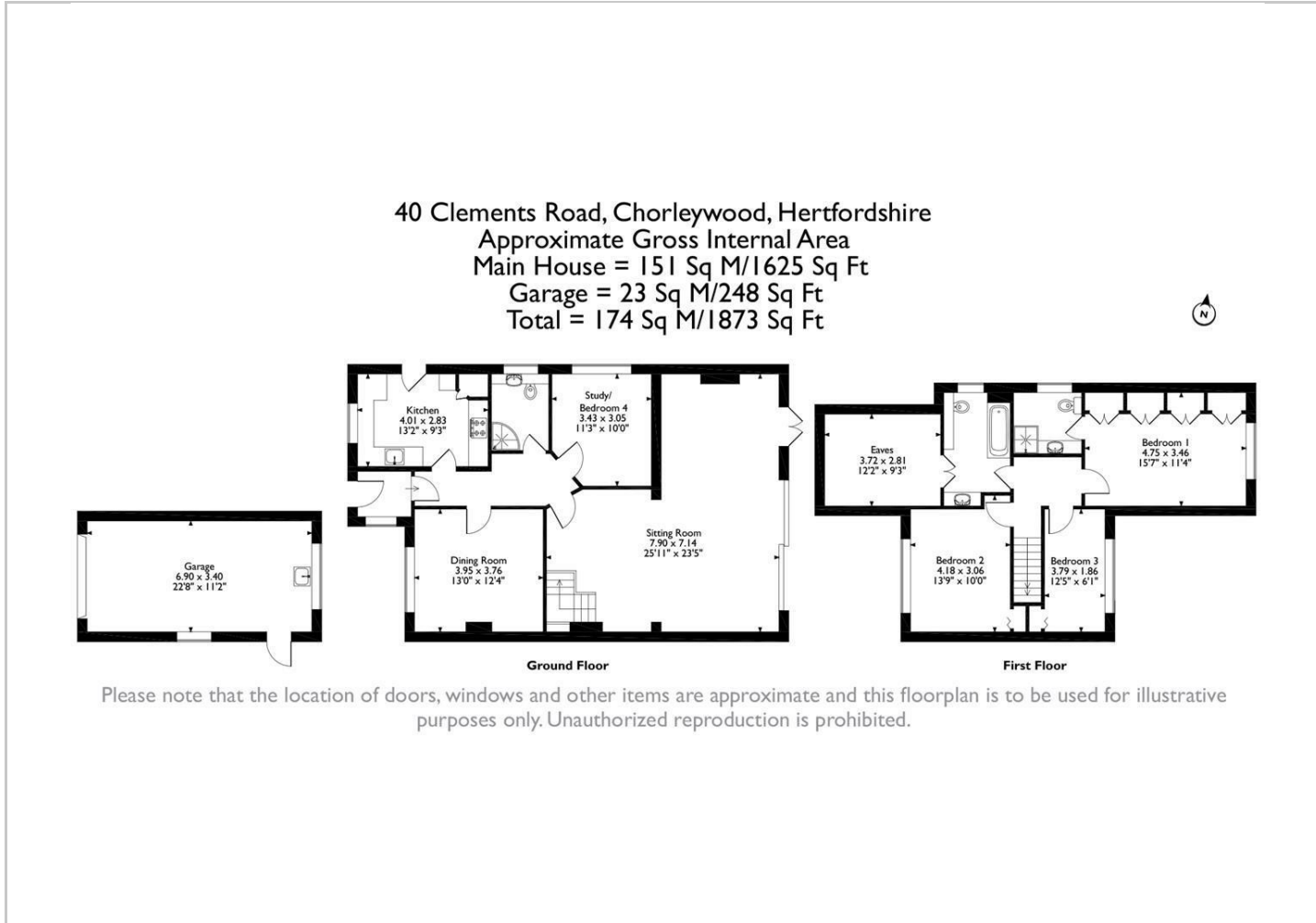
FREEHOLD







Floor Plans



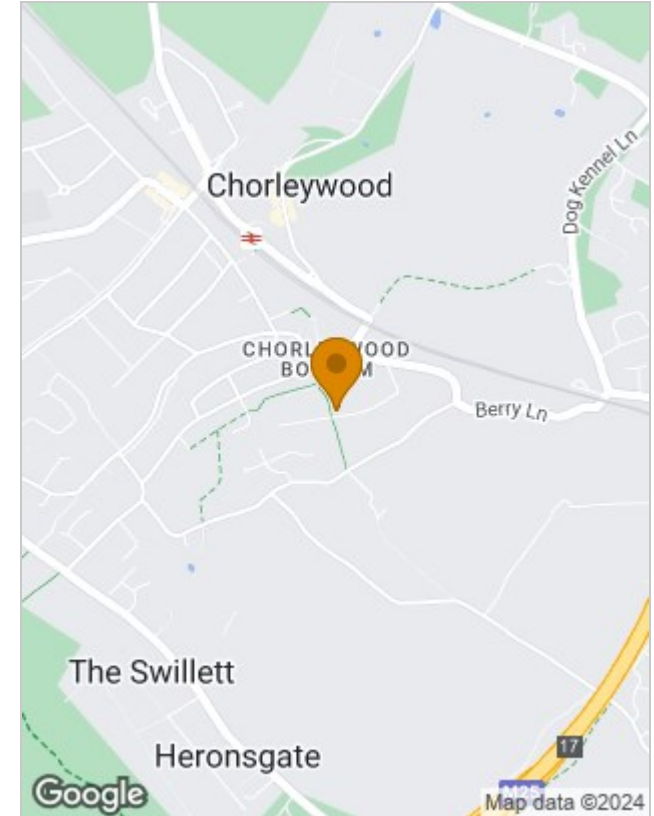
Viewings

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

