



JOHN ROBERTS & Co
estate agents



18 Lawford Close, Chorleywood, WD3 5JX

Guide Price £1,150,000



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18 Lawford Close

Chorleywood, WD3 5JX

- IMMACULATELY PRESENTED FAMILY HOME
- ELEGANT SITTING ROOM LEADING TO CONSERVATORY
- WELL APPOINTED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- LANDSCAPED REAR GARDENS WITH FAR REACHING VIEWS
- ENTRANCE HALL WITH VESTIBULE
- SPACIOUS DINING ROOM
- LARGE STUDY. UTILITY ROOM
- GARAGE & PARKING FOR SEVERAL CARS
- EPC: D

A beautifully presented four bedroom family home, conveniently located close to the village, at the end of a quiet cul-de-sac. This attractive property was built in 1976 and has been thoughtfully extended by the current original owners. It now offers in excess of 2,000 sq ft of flexible living accommodation throughout. The ground floor briefly comprises entrance hall with vestibule, sitting room, dining room, kitchen / breakfast room, conservatory, study, utility room, and cloakroom. The kitchen / breakfast room is well appointed with granite work tops and a wide range of base and wall units provide ample storage. Integrated appliances include double oven, microwave, dish washer, gas hob with extractor above, and fridge. There is also a water softener. The impressive dining room measuring 18'3 in length overlooks the well-stocked landscaped gardens to the rear. The sitting room and conservatory offer extra living accommodation in addition to the large study. On the first floor the principal bedroom suite overlooks the rear gardens with views across Chorleywood. It has ample mirrored wardrobes, a recently refurbished en-suite bathroom, and a dressing room with additional wardrobes. Three further bedrooms (two double and one single) also benefit from built in wardrobes. The large recently updated family bathroom has a bath, separate shower, WC and wash hand basin. To the front of the property there is a garage and parking for several vehicles on a block paved driveway, The immaculate rear garden with a charming water feature, is filled with mature planting for year-round interest. It offers a great degree of seclusion and areas ideal for al fresco dining and entertaining. There is a garden shed with power and light.



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 F: £3187.56

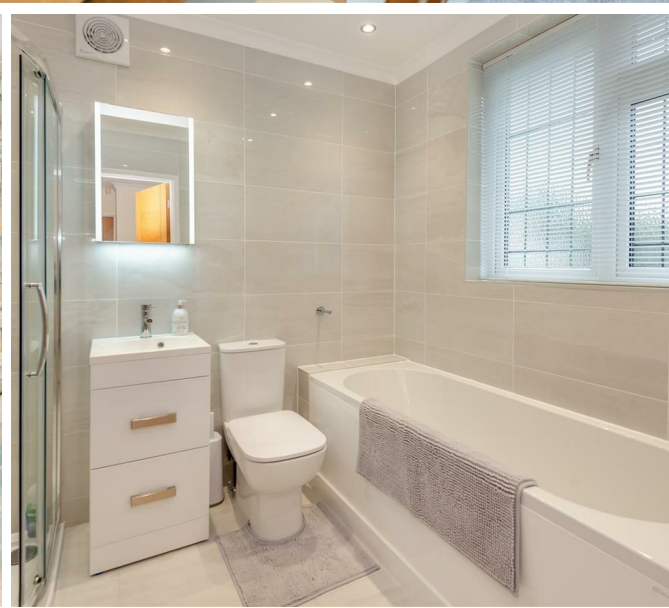
TENURE

Freehold

VIEWINGS

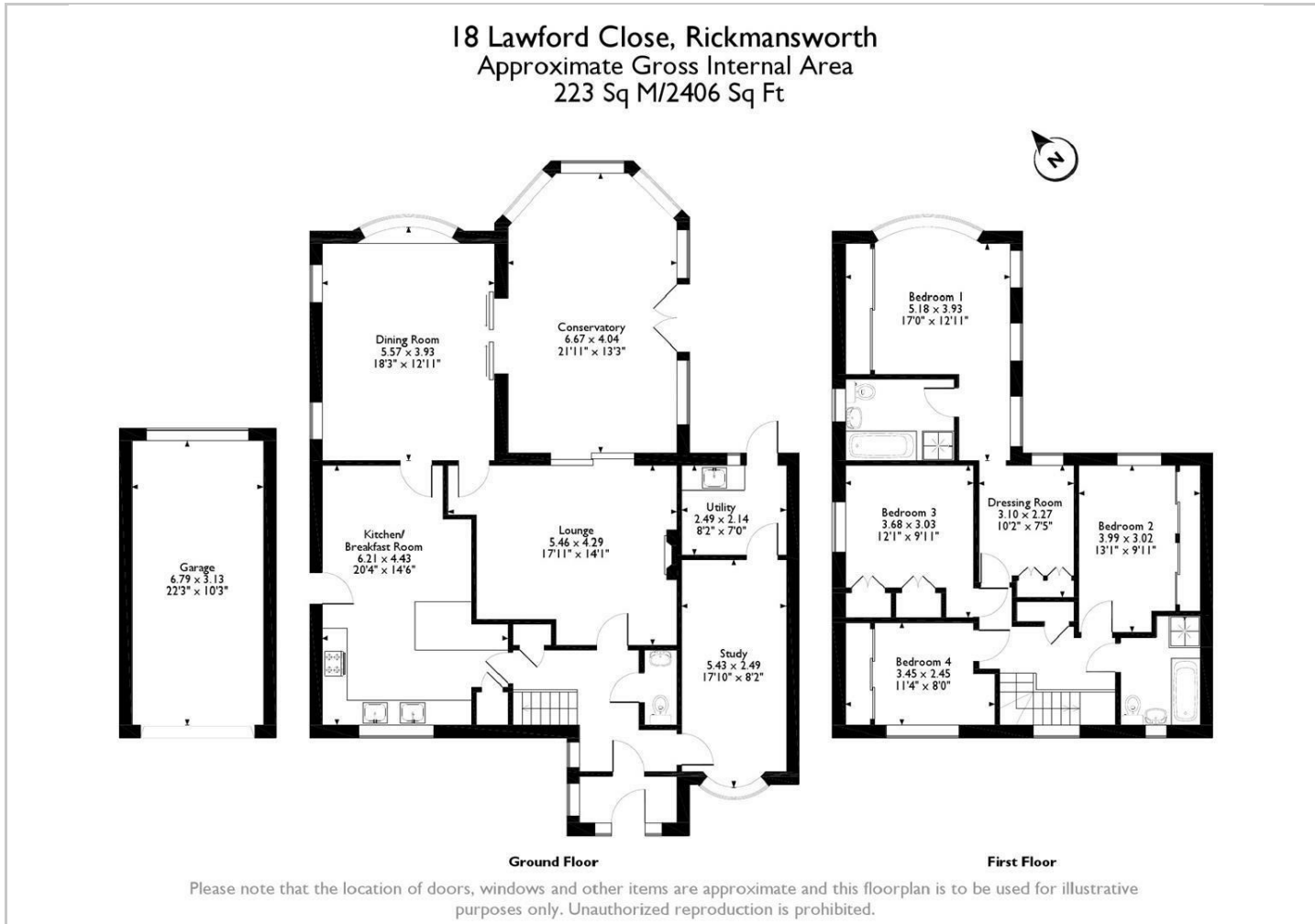
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.







Floor Plans



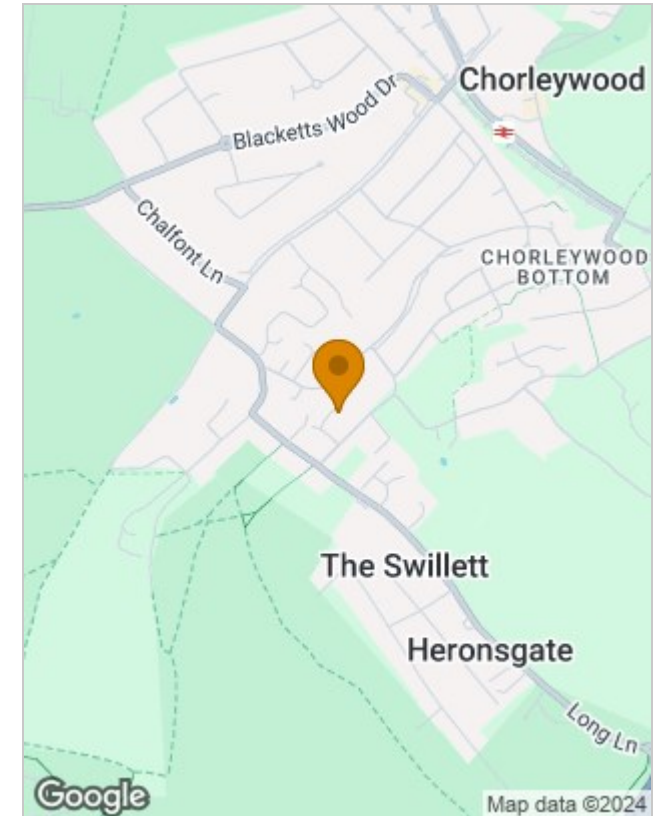
Viewings

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

