



9 Capell Road, Chorleywood, WD3 5HY

Guide Price £675,000









# 9 Capell Road

## Chorleywood, WD3 5HY

- ATTRACTIVE THREE BEDROOM SEMI-DETACHED HOUSE
- LARGE CONSERVATORY/DINING AREA
- GROUND FLOOR BATHROOM
- OUTDOOR OFFICE/GYM
- CHARMING COTTAGE STYLE GARDENS
- SITTING ROOM
- KITCHEN WITH PANTRY
- THREE BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- NO ONWARD CHAIN

An attractive three-bedroom semi-detached cottage style property just a short walk from the village shops and station and convenient for popular schooling for all ages. The property has been well maintained and there is potential to update and extend.

On the ground floor there is a spacious entrance lobby and further door to the sitting room with a large conservatory/dining area and access to the delightful garden and patio.

The kitchen is fitted with a range of cream units, electric oven and brushed stainless steel gas hob, stainless steel sink, Bosch washing machine and dishwasher and a cupboard housing a Worcester boiler (less than 2 years old). A separate cupboard/pantry currently houses an upright fridge freezer. A stable-style side door leads to the rear garden. Door to ground floor bathroom with a white suite and shower over the bath, and obscured glazed window to the front.

Carpeted stairs leading to three bedrooms. Bedroom one is a double room, dual aspect with views to the front and rear gardens, and has a pretty period cast iron fireplace and en-suite shower room. Bedrooms two and three are both single. Access to loft.

The charming rear garden has a lawn, gravelled area for outdoor entertaining, well stocked flower beds and mature trees. High fencing to the side offers privacy from neighbouring properties. There is also gated side access.

To the rear is an attractive, large wooden outdoor office/ gym/ guest accommodation with power, electric heaters and lighting, and two adjacent storage sheds.

The pretty front garden has a raised bed, steps to the front door and an attractive picket fence. Permit parking on road. No onward chain.



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### 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.

### TENURE

Freehold

### COUNCIL

Three Rivers District Council - Band D £2,206.77

### 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.



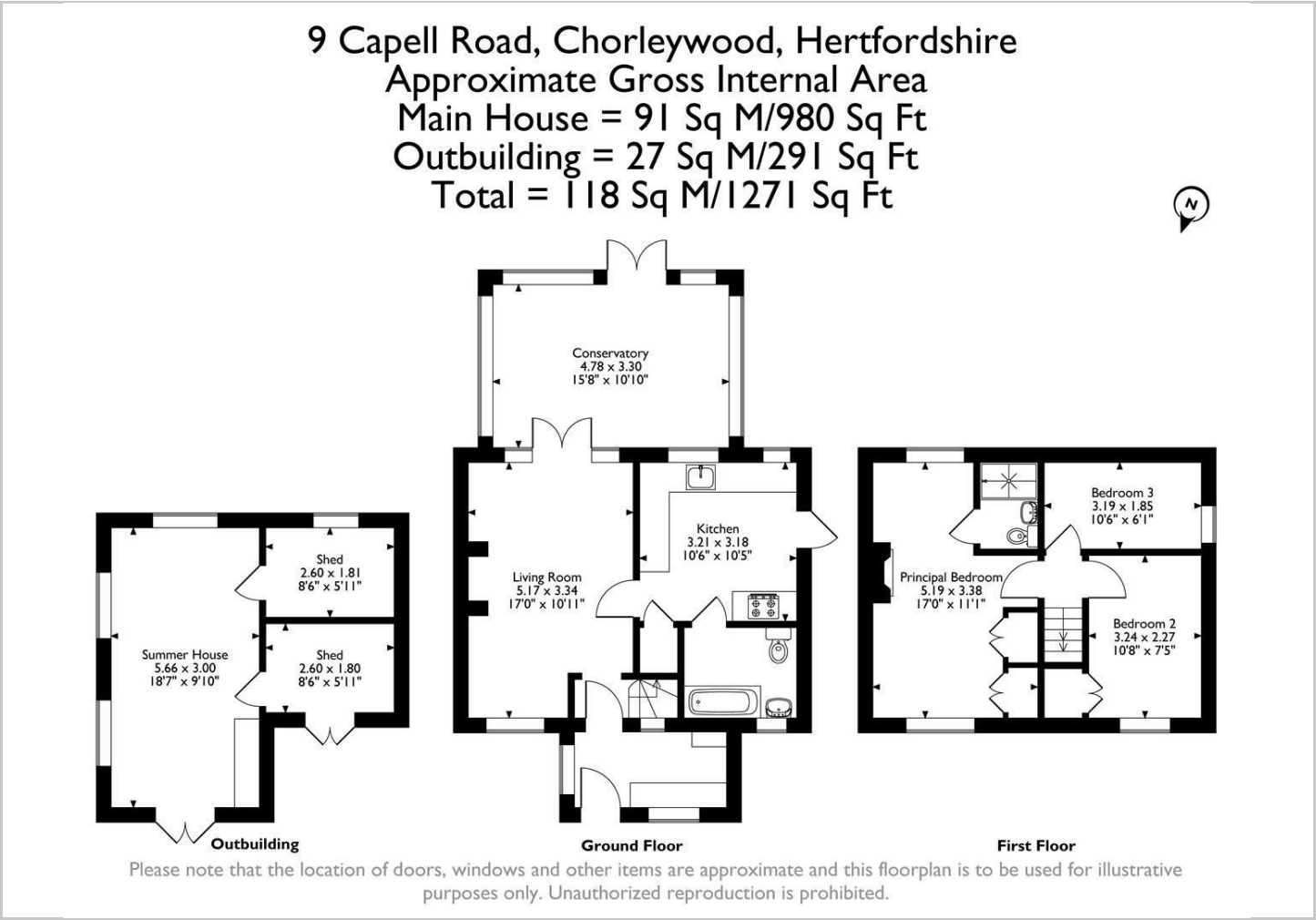








Floor Plans



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.

Location Map



Energy Performance Graph

