



JOHN ROBERTS & Co
estate agents

Eshott 50 Lower Road, Chorleywood, WD3 5LB

Guide Price £795,000



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2



2



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Eshott 50 Lower Road

Chorleywood, WD3 5LB

- PRETTY PERIOD PROPERTY
- OFF-STREET PARKING (TO THE REAR)
- BATHROOM & GROUND FLOOR SHOWER ROOM
- FITTED KITCHEN OVERLOOKING REAR GARDEN
- OPPORTUNITY TO UPDATE AND CONVERT THE LOFT (STPP)
- DESIRABLE CENTRAL VILLAGE LOCATION
- THREE BEDROOMS
- TWO DOUBLE ASPECT RECEPTION ROOMS
- CLOSE TO SHOPS & STATION
- NO ONWARD CHAIN / EPC: E

Eshott is a charming period, semi-detached property in the centre of Chorleywood Village. This desirable three-bedroom home is just minutes' walk from the station and shops and close to highly regarded schools. The property benefits from off-street parking. The property is well presented, but also offers scope to extend to create a potential fourth bedroom with en-suite bathroom in the loft space. It is part double-glazed and has gas central heating.

To the front there is a small, well stocked front garden. Steps lead up to the attractive front door, opening into an entrance hall. To the ground floor are two reception rooms. The bright, double aspect sitting room to the front, with tiled feature fireplace, has glazed doors through to the double aspect dining room, with French doors to the patio and a door to the rear lobby. Large under stairs storage cupboard housing the hot water tank.

The fitted kitchen has a range of wall and base units, Bosch electric oven and hob, space for washing machine, slimline dishwasher and fridge freezer. Baxi boiler housed in a cupboard. Views to the rear patio and garden. A fully tiled shower room with white suite and corner shower with sliding door completes the ground floor.

To the first floor are three bedrooms, two retaining delightful period fireplaces. The family bathroom is fitted with white suite with a shower over the bath and there is a built-in storage cupboard.

To the rear is a sunny patio with pergola and with mature planting. The pretty garden has steps up to the a lawn, variety of shrubs and trees and well stocked flower beds and a shed. The off-street parking at the far end, screened by trellis, has double gates. (Access is via the entrance to the village car park.) There is an additional side gate for convenience.



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.

COUNCIL

Three Rivers District Council -Tax Band E: £2697.16

TENURE

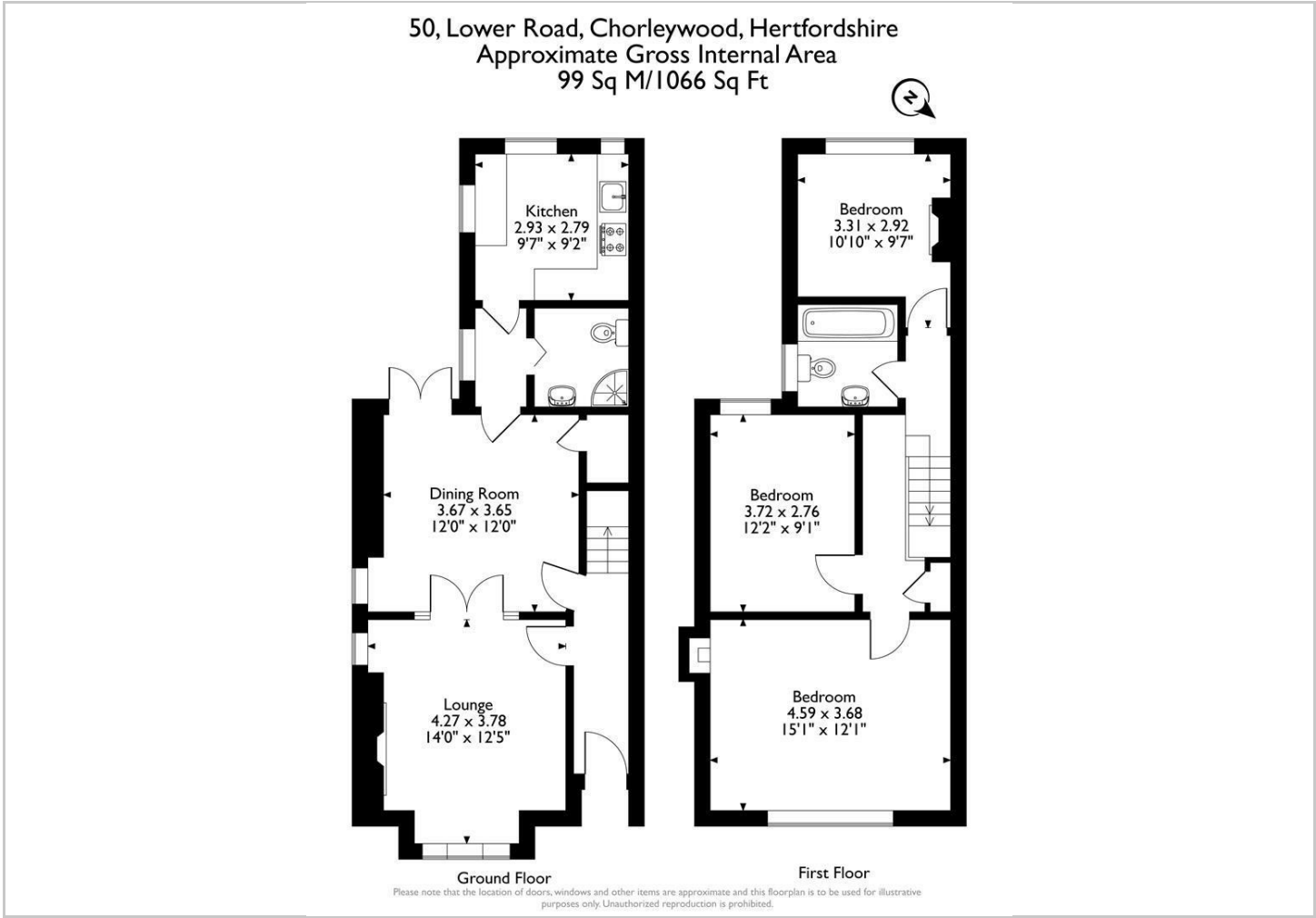
Freehold







Floor Plans



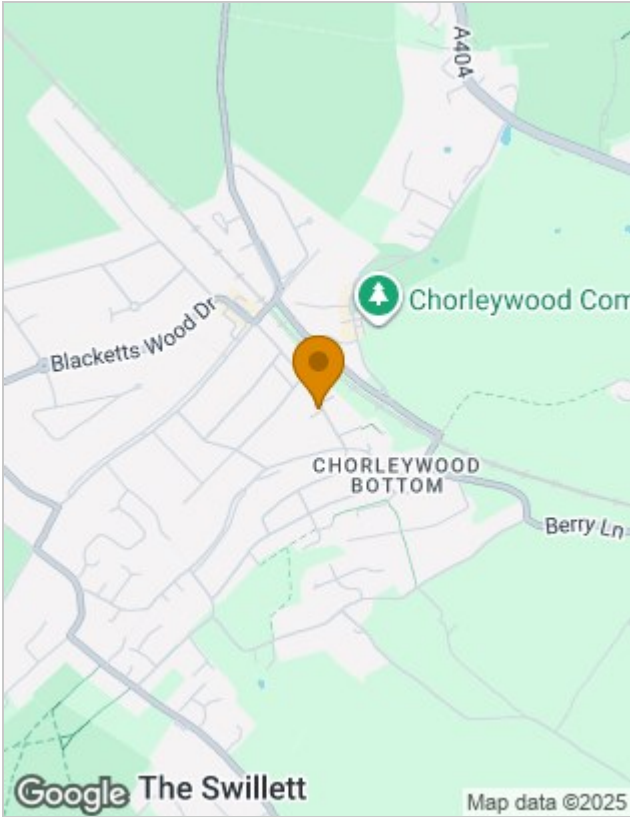
Viewings

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.

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Location Map



Energy Performance Graph

