



3 Finch Green, Cedars Village, Chorleywood, WD3 5GE

Guide Price £460,000





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Chorleywood, WD3 5GE

- WELL PRESENTED SEMI-DETACHED RETIREMENT BUNGALOW
- DINING ROOM WITH VIEWS TOWARDS THE IMPRESSIVE GRADE II LISTED MANSION HOUSE
- SECOND BEDROOM / STUDY
- DESIRABLE CORNER PLOT CLOSE TO CHORLEYWOOD COMMON
- BEAUTIFUL COMMUNAL GARDENS AND EXCELLENT RETIREMENT FACILITIES
- SITTING ROOM WITH VIEW OF THE WILDFLOWER MEADOW
- BEDROOM ONE WITH EN-SUITE SHOWER ROOM & CONSERVATORY
- RE-FITTED KITCHEN AND BATHROOM
- A RETIREMENT VILLAGES GROUP PROPERTY
- EPC: D (FULL EPC AVAILABLE ON REQUEST)

A delightful semi-detached retirement bungalow nestling in the corner of the popular Cedars Village (part of the Retirement Villages Group.) This well-presented home in an idyllic setting on the edge of Chorleywood Common, has a spacious double aspect sitting/dining room with delightful views to both the wildflower meadow and stunning 19th century Mansion. The layout is thoughtfully designed with homely feel throughout.

The principal bedroom has a large, fitted wardrobe and en-suite shower room. A conservatory from the bedroom provides extra space to enjoy the secluded gardens all year round. There is a second single bedroom / study with wardrobes.

The kitchen has also been updated in recent years, thoughtfully designed with a range of high gloss wall and base units, integrated fridge freezer, Neff ceramic hob and stainless-steel extractor and space for a washing machine.

The entrance hall offers ample storage with a coat cupboard and a generous storage cupboard, and there is also loft access.

The beautiful bathroom is part-tiled with Laufen wash basin and WC and an Aqualisa shower. Care services are available from external providers. Charges apply. Purchasers must be over 60, and purchase of any RV property is subject to an acceptance interview with the Village Manager.



SITUATION

This charming bungalow is in Cedars Village, a popular retirement village for the over 60's set in 22 acres of beautifully maintained grounds opposite Chorleywood Common. An impressive upgrade is underway with new additions including a village hall, a well-being hub, as well as a refurbished library, bistro and village store.

TENURE

Leasehold- 999 year lease from 1st November 2023 / Management fee £8,672 pa (Jan-Dec 2025) Please ask for full details.

IMPORTANT NOTE – Other charges apply.

Assignment Fee payable upon resale: Owners of a Retirement Villages Lease are required to pay an assignment fee on re-sale of the property which is 4% for a sale in the first year, 8% for a sale in the second year, 12% for a sale in the third year, 16% for a sale in the fourth year, and 20% for all sales after the fourth year.

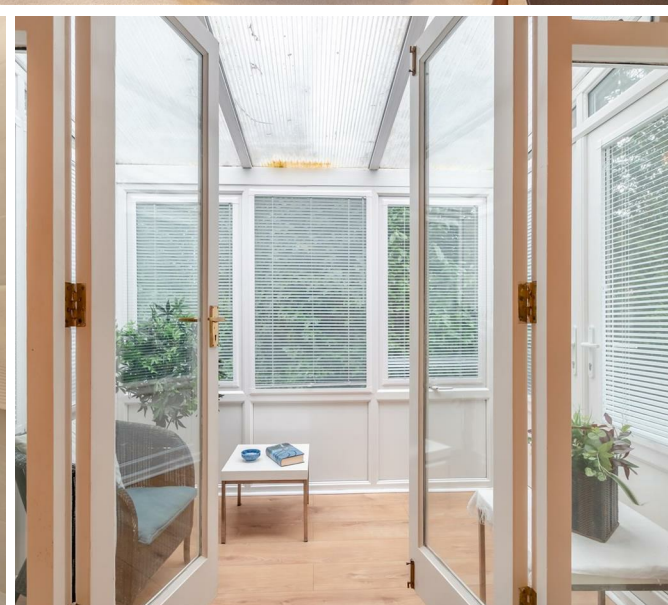
COUNCIL

THREE RIVERS DISTRICT COUNCIL : BAND F £3345.48

VIEWINGS

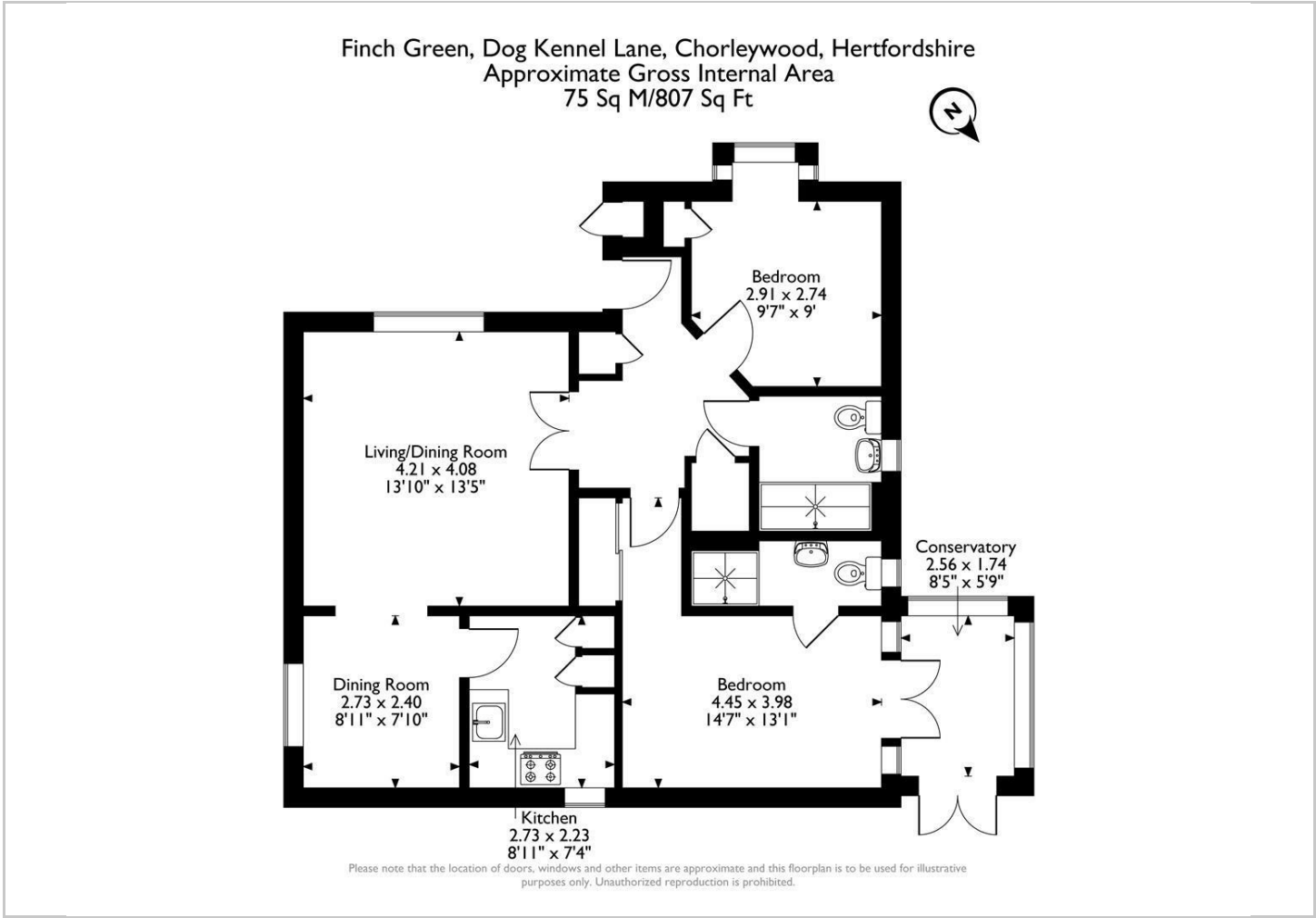
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.







Floor Plans



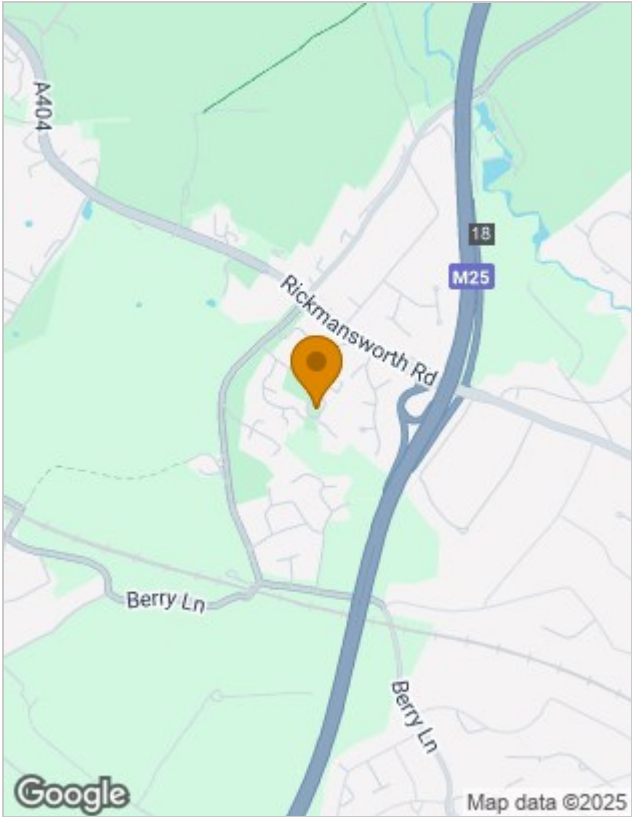
Viewings

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
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Location Map



Energy Performance Graph

