



JOHN ROBERTS & Co  
estate agents



43 Chestnut Avenue, Chorleywood, WD3 4HA

Guide Price £1,200,000



4



2



4



E







# 43 Chestnut Avenue

Chorleywood, WD3 4HA

- FOUR BEDROOM DETACHED FAMILY HOME
- DESIRABLE LOCATION
- PERIOD FEATURES THROUGHOUT
- TWO BATHROOMS
- BEAUTIFUL WELL STOCKED MATURE GARDENS
- OPPORTUNITY TO EXTEND (STPP) & UPDATE
- FOUR RECEPTION ROOMS
- KITCHEN WITH WALK-IN PANTRY
- LARGE INTEGRAL GARAGE
- EPC: E

This four bedroom detached property boasts approximately 2,174 Sq Ft and is situated a generous plot, located on one of Chorleywood's most sought after roads. The property has been well-maintained by the current owners, yet offers tremendous scope to extend (STPP) and update.

To the ground floor there is an abundance of flexible accommodation to include; kitchen, sitting room, dining room, two further reception rooms and a study. The door between the dining room and adjacent reception room opens and folds back to the walls to give an opening of 5'6" wide. There is also a bedroom and bathroom on the ground floor. The large garage measuring in excess of 30ft in length benefits from integral access. There is ample storage and a cloakroom.

The first floor benefits from three bedrooms, all of which are considered double in size. There is a family bathroom and an airing cupboard, plus access to the loft.

To the front of the property there is an area of lawn with mature trees providing great privacy, plus ample parking and access to the garage. The rear garden is generous in size with a wonderful patio and lawn area with an area of woodland beyond.



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## SITUATION

The property is well placed for easy access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

## VIEWINGS

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

## COUNCIL

Three Rivers District Council Band G : £3,677.94 (2024-2025)

## TENURE

Freehold



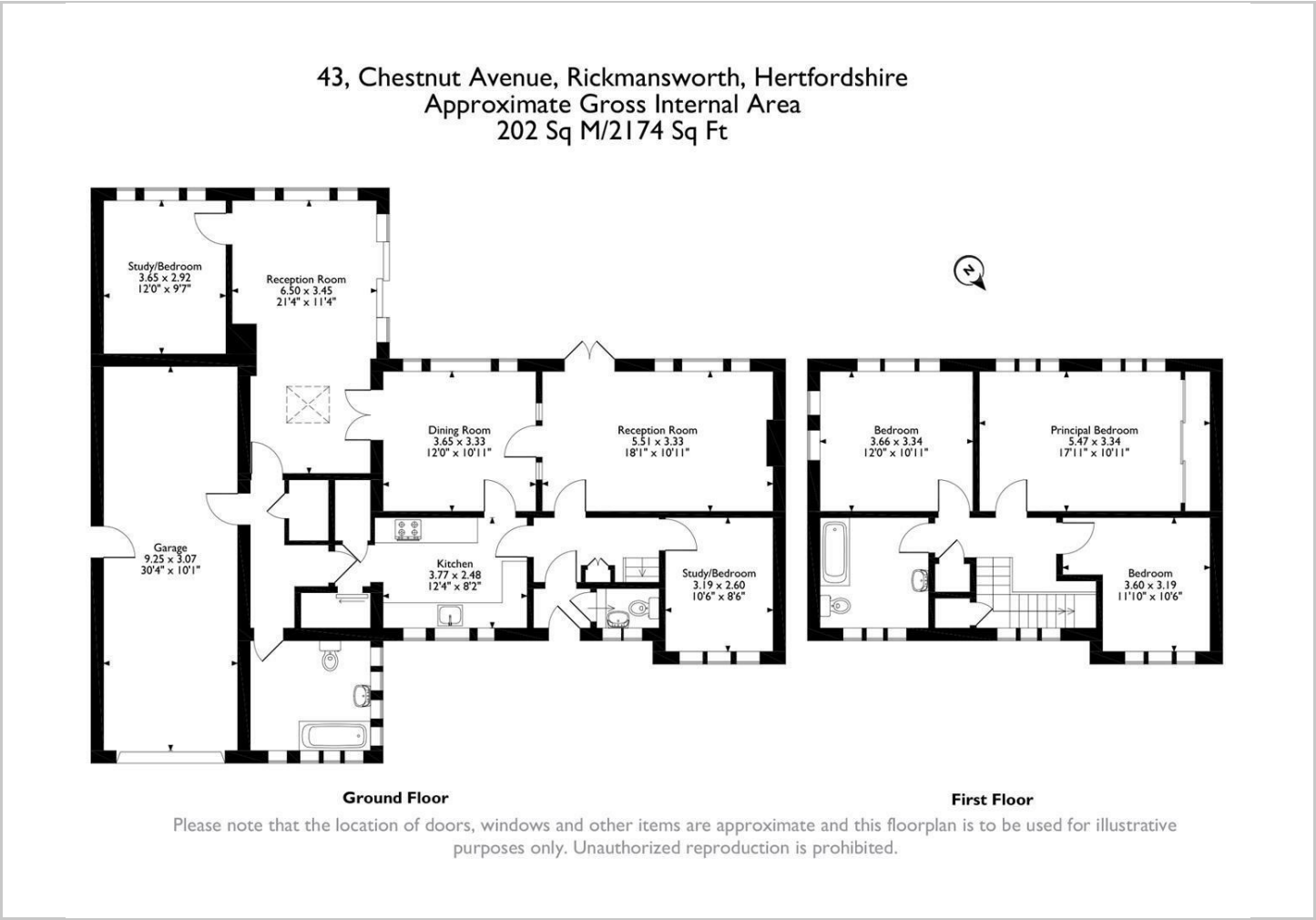








Floor Plans



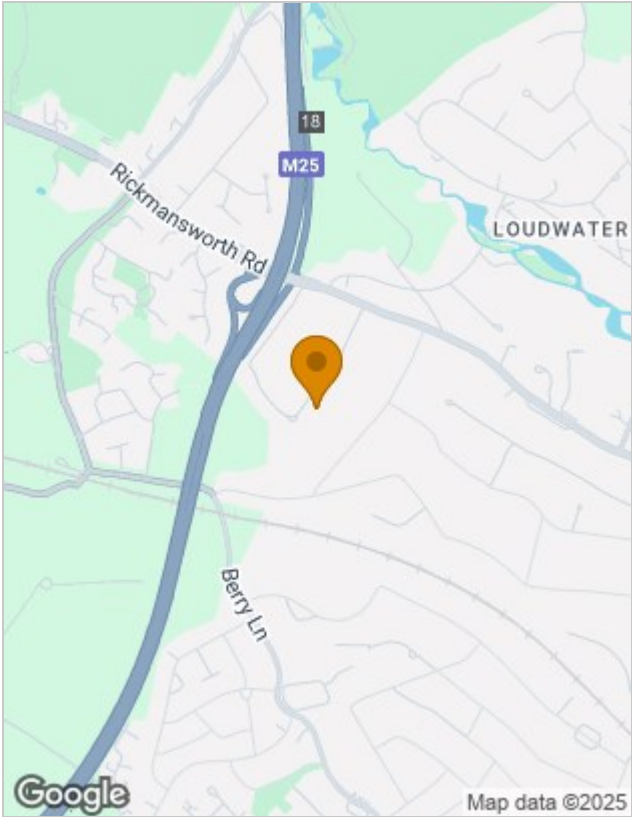
Viewings

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

