



2 Sunshine Cottages, Chorleywood, WD3 5LU

Guide Price £825,000









# 2 Sunshine Cottages

Chorleywood, WD3 5LU

- CLOSE TO ST CLEMENT DANES SECONDARY SCHOOL
- FOUR BEDROOMS
- OPEN PLAN KITCHEN / DINING / LIVING ROOM
- UTILITY ROOM & CLOAKROOM
- GARDENS
- NO ONWARD CHAIN
- TWO BATHROOMS
- SEPARATE SITTING ROOM
- PARKING FOR FOUR VEHICLES
- SUMMER HOUSE & SHEDS

This four bedroom property is beautifully presented throughout and offers flexible accommodation arranged over two floors. The current owner has adapted the property to create a wonderful open plan kitchen / reception area with the benefit of a fourth bedroom and bathroom suite situated on the ground floor. There is a separate sitting room, utility room and cloakroom.

The first floor boasts three bedrooms and a family bathroom.

There is parking for four vehicles to the front of the property. The rear garden is mostly laid to lawn with the benefit of a summer house and two sheds.

The property is close proximity to St Clement Danes Secondary School as well as in potential catchment area to excellent primary schools in Chorleywood. Chorleywood Station, village shops and The Common are also within walking distance.



## SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a BR/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.

## TENURE:

Freehold

## COUNCIL:

Three Rivers DC





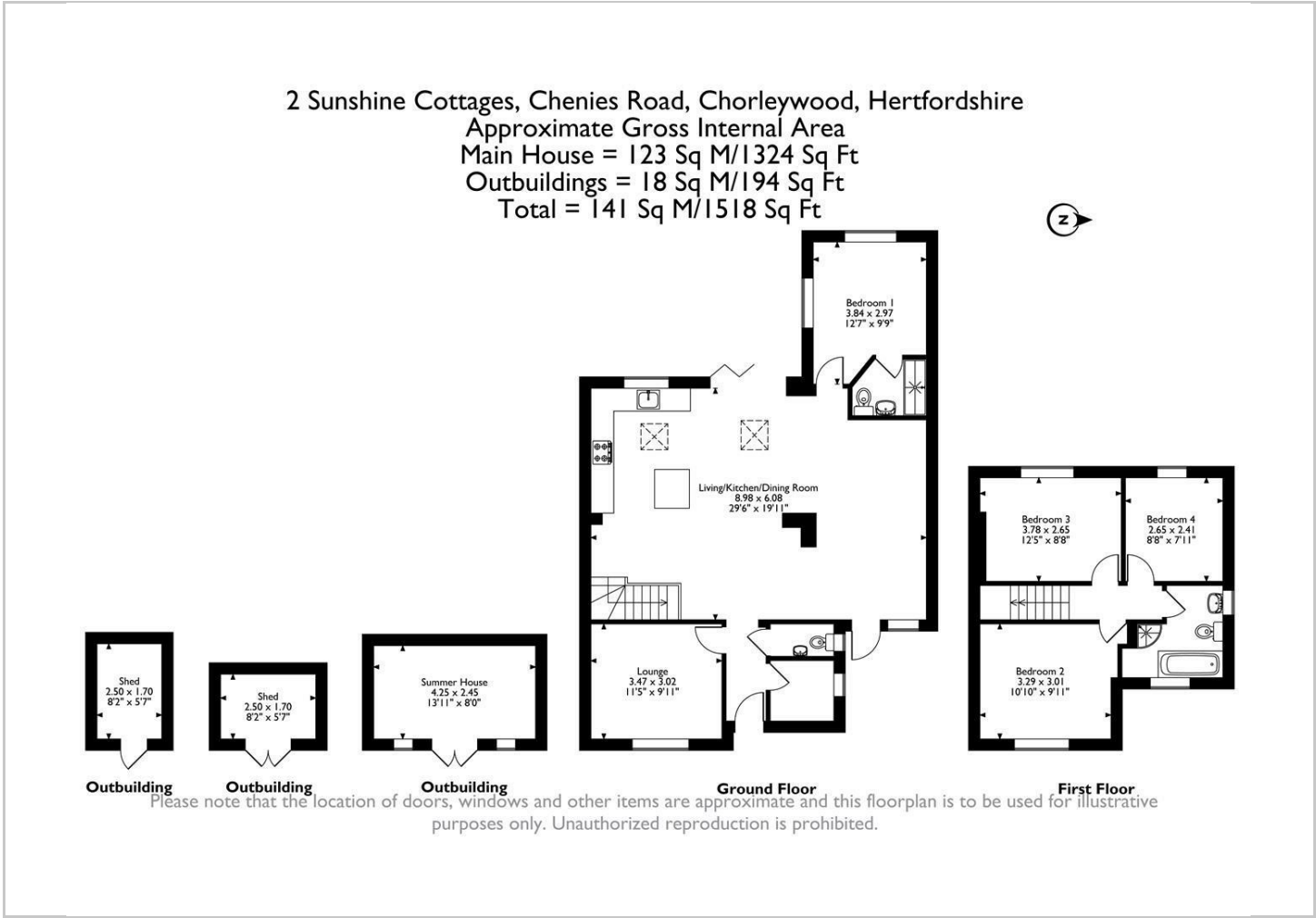








Floor Plans



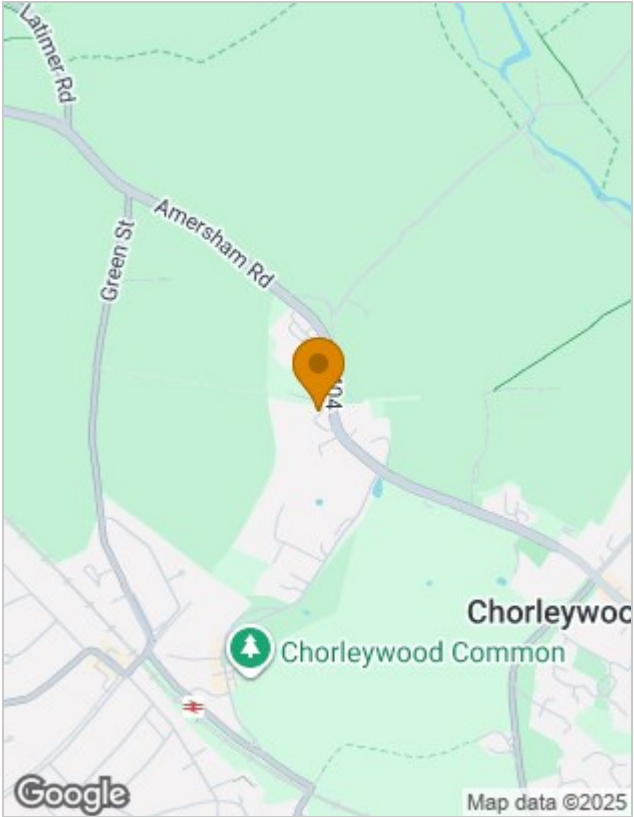
Viewings

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

