



JOHN ROBERTS & Co  
estate agents



3 Colleyland, Chorleywood, WD3 5LL

Guide Price £725,000



2



1



2



E







# 3 Colleyland

Chorleywood, WD3 5LL

- CHARACTER PERIOD COTTAGE
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- TWO DOUBLE BEDROOMS
- SOUGHT AFTER VILLAGE LOCATION CLOSE TO THE COMMON
- EPC: E
- SITTING ROOM WITH OPEN FIREPLACE
- FIRST FLOOR BATHROOM
- PRETTY REAR GARDEN WITH SHED
- PRIVATE NO THROUGH ROAD
- NO ONWARD CHAIN

3 Glenfield Villas is a pretty, period end of terrace cottage close to Chorleywood Common, station and village.

This desirable property is set in a sought-after position on a private no-through road. Period iron railings with a matching gate surround an easily maintained paved front garden with mature shrubs in pots.

The sitting room to the front has a painted brick open fireplace and shutters to the windows.

To the rear is the open plan kitchen / dining / family room with access to the rear garden.

The fitted kitchen has a range of cream base units and glazed wall units, with wooden worktops, and slate effect floor tiles. There is an integrated Bosch electric oven, stainless steel 5 burner hob with matching extractor hood, white butler sink, integrated slimline dishwasher and space and plumbing for a washing machine and fridge-freezer. The Viemann boiler and water softener is housed in a full height cupboard.

There is also a ground floor cloakroom access from a rear lobby with a further door to the garden.

Stairs to the first floor lead from a small lobby and there are two double bedrooms on the first floor, with the potential to extend into the loft space (STPP).

The bathroom (accessed via bedroom two) has a white suite with a shower over the bath.

The pretty rear garden is mainly laid to lawn with a variety of mature shrubs, shed, and a small patio is fully fenced. Side access via a gate also provides bin storage.

On road parking with a residents permit (fees payable).



## 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

Colleyland Residents Road Users Association Ltd. subscriptions £40 per household. Vehicle rates are £50 for the 1st car, £55 for the 2nd, to a maximum of two residents cars on the road at any time. Visitor permits also available (max 4).

## COUNCIL TAX

Three Rivers District Council - Tax Band F: £3187.56

## VIEWINGS

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





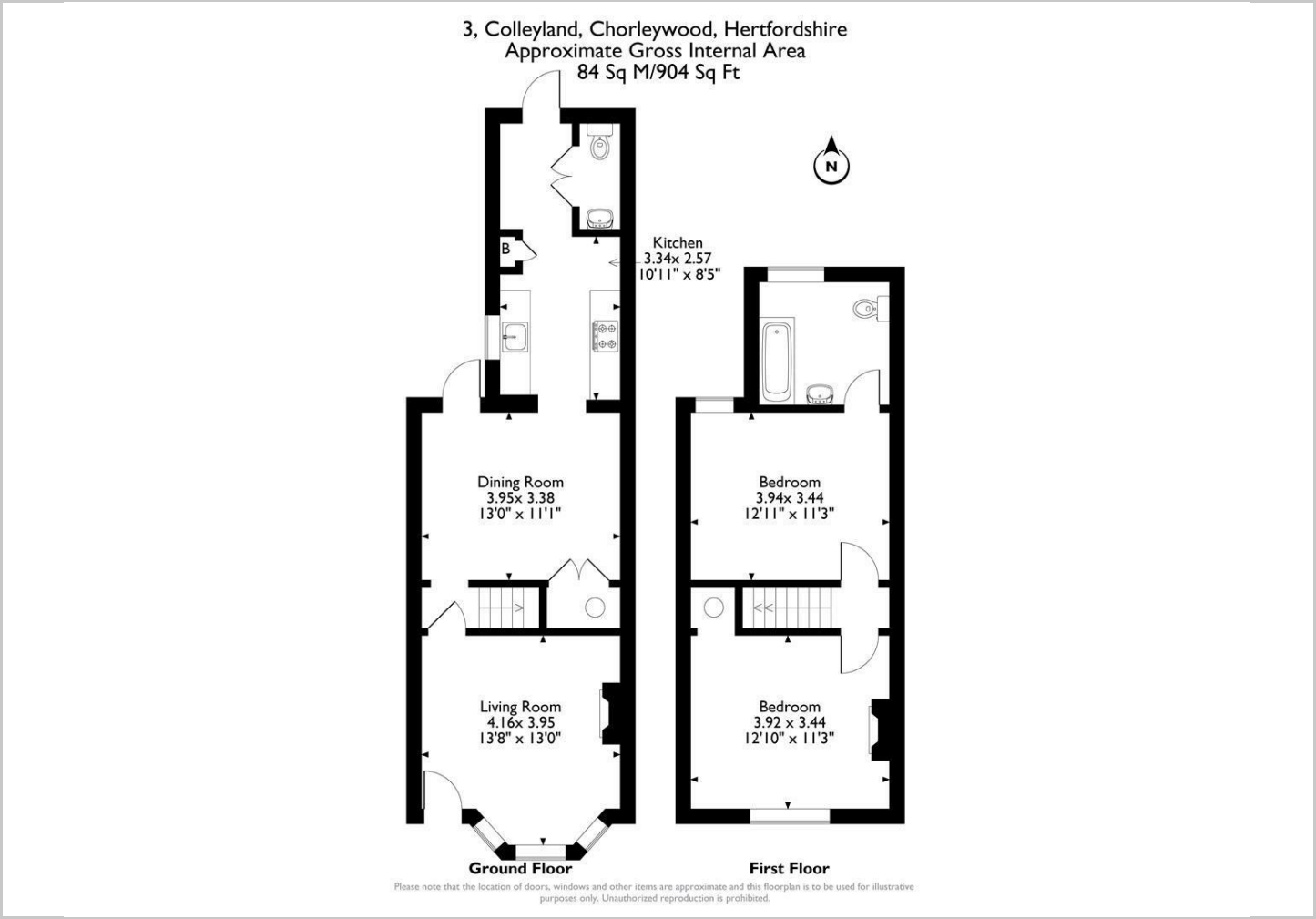








Floor Plans



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.

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Location Map



Energy Performance Graph

