



Southgait Homefield Road, Chorleywood, WD3 5QJ

Guide Price £1,295,000









# Southgait Homefield Road

Chorleywood, WD3 5QJ

- SUPERB PRIVATE LOCATION
- MASTER BEDROOM WITH EN-SUITE BATHROOM & DRESSING ROOM
- FAMILY BATHROOM
- SITTING ROOM & STUDY
- GARDENS
- TWO FURTHER BEDROOMS
- CLOSE TO CHORLEYWOOD VILLAGE SHOPS & STATION
- KITCHEN / DINING ROOM / FAMILY ROOM
- GARAGE AND PARKING
- EPC RATING: C

This attractive three double bedroom semi-detached property is superbly appointed and offers generous accommodation throughout. Southgait, boasts an impressive 2,239 Sq Ft (including garage) and is situated on a private road in a tucked away position, just a five minute (approx) walk to Chorleywood Village shops and Railway Station.

To the ground floor there is a well equipped kitchen with a Siemens Pyroclean oven, Siemens combi-microwave and warming drawer. There is a dining / family room, a wonderful sitting room with parquet flooring and log burner, study, cloakroom and a utility room with access to the front and rear of the property. All of the ground floor has the benefit of under floor heating and the entrance hall boasts parquet flooring.

The first floor comprises of three double bedrooms. The principal bedroom has an en-suite bathroom and a cleverly designed dressing room. Bedrooms two and three are both double bedrooms. There is a family bathroom with a separate shower and bath. Both the en-suite bathroom and family bathroom have under floor heating.

To the front of the property there is parking for two vehicles and access to the garage. The rear garden is mostly laid to lawn with a patio area adjacent to the property.



## 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.

## TENURE:

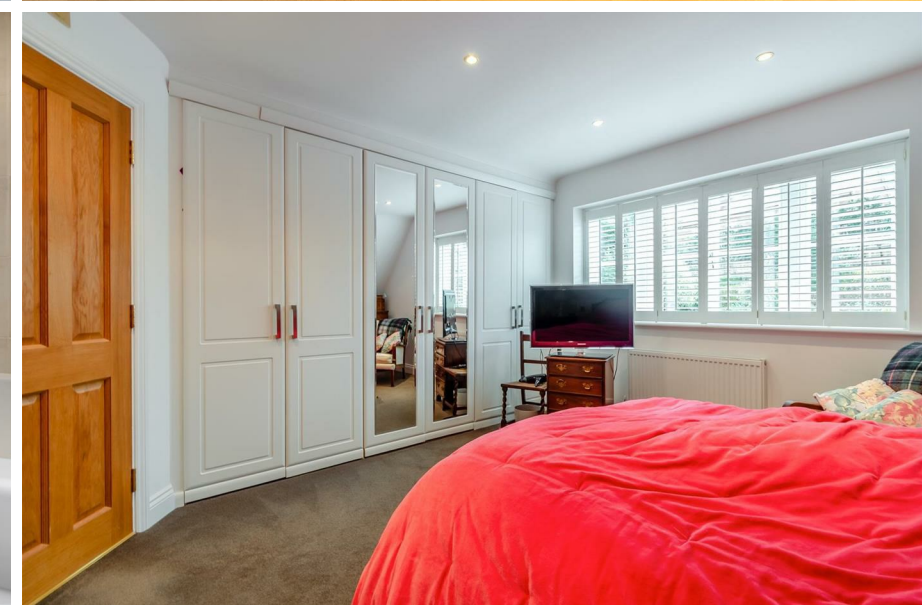
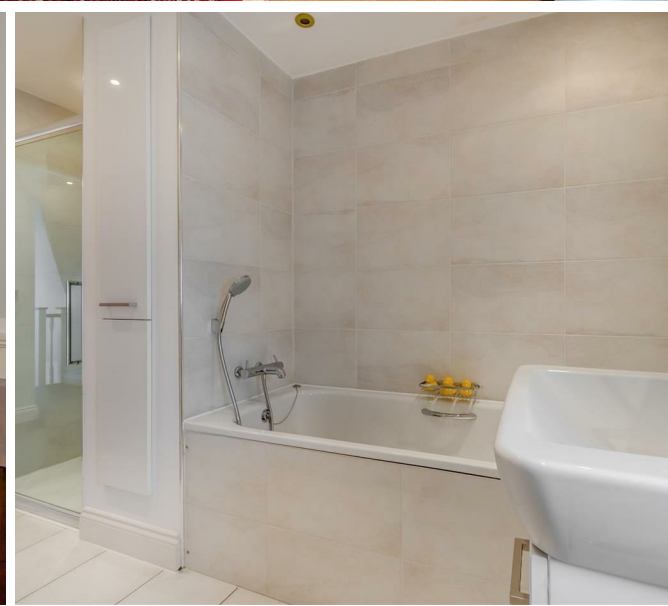
Freehold

## COUNCIL:

Three Rivers DC





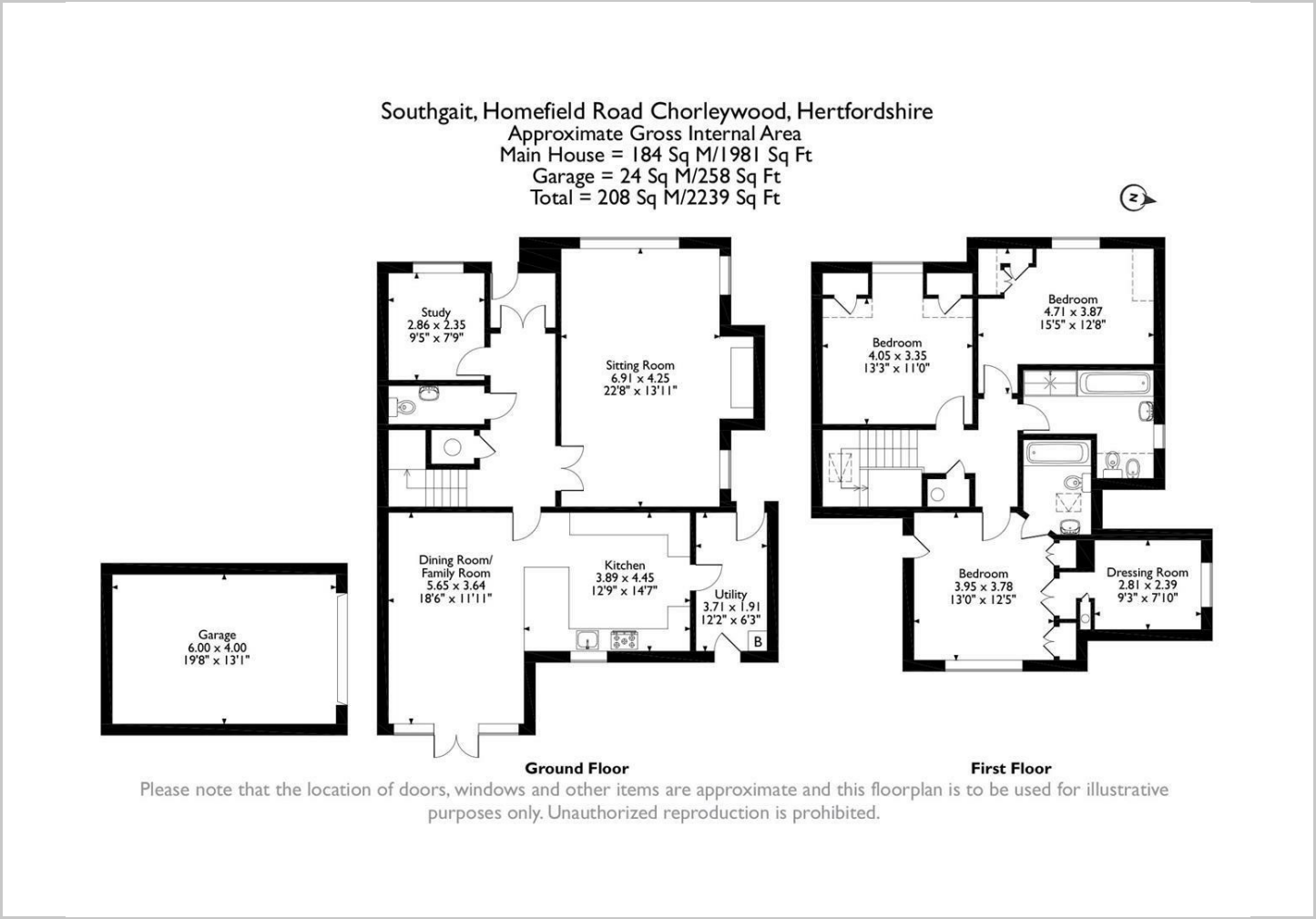








Floor Plans

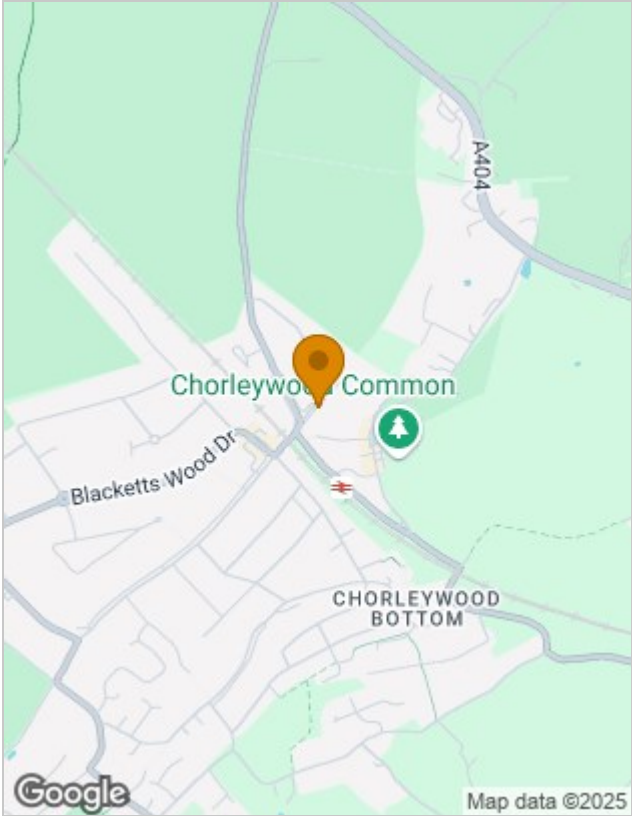


Viewings

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.

Location Map



Energy Performance Graph

