



22 Hubbards Road, Chorleywood, WD3 5JJ

Guide Price £295,000









# 22 Hubbards Road

Chorleywood, WD3 5JJ

- SITTING ROOM
- ONE BEDROOM
- FRONT AND REAR GARDENS
- NO UPPER CHAIN
- \*\*REMAINING LEASE TERM: 178 YEARS
- KITCHEN
- BATHROOM
- CENTRAL VILLAGE LOCATION
- EPC RATING C

**\*\*SUPERB LOCATION\*\*** A one bedroom, ground floor maisonette conveniently located approximately half a mile from Chorleywood Village Shops and Railway Station. The property is beautifully presented and has the benefit of a private front and rear garden. The current owner has extended the term of lease to 178 years.

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.



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## LEASE DETAILS

The Vendor informs us that the remaining lease term is 178 years.

(Should you proceed to purchase this property this would need to be verified by your Solicitor).

## SERVICE CHARGE/GROUND RENT

The Vendor informs us that the Service Charge is approximately £392 per annum. (Inclusive of Ground Rent)

(Should you proceed to purchase this property this would need to be verified by your Solicitor).

## COUNCIL TAX

Three Rivers District Council - Telephone 01923 776611.

## VIEWINGS

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



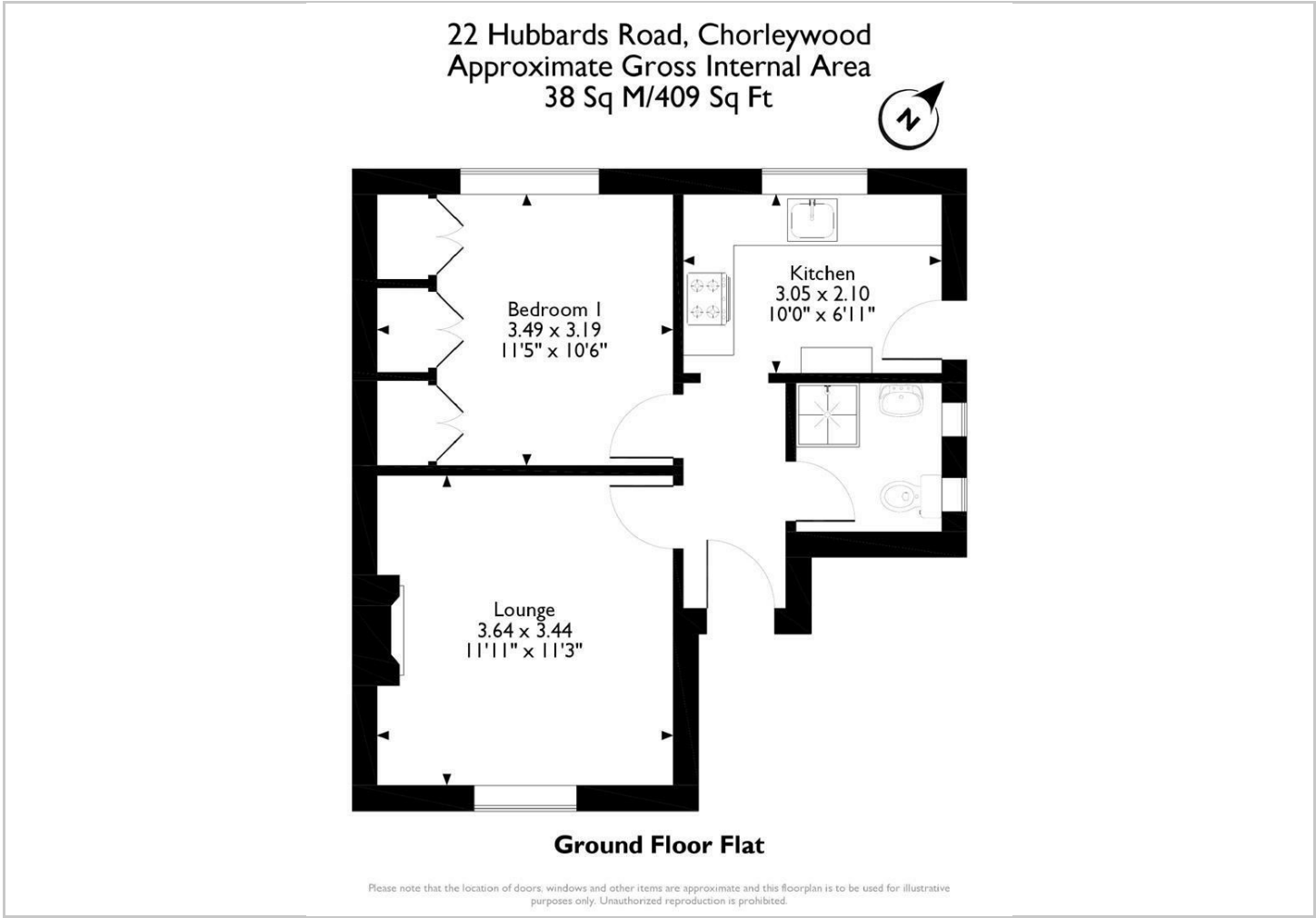








Floor Plans



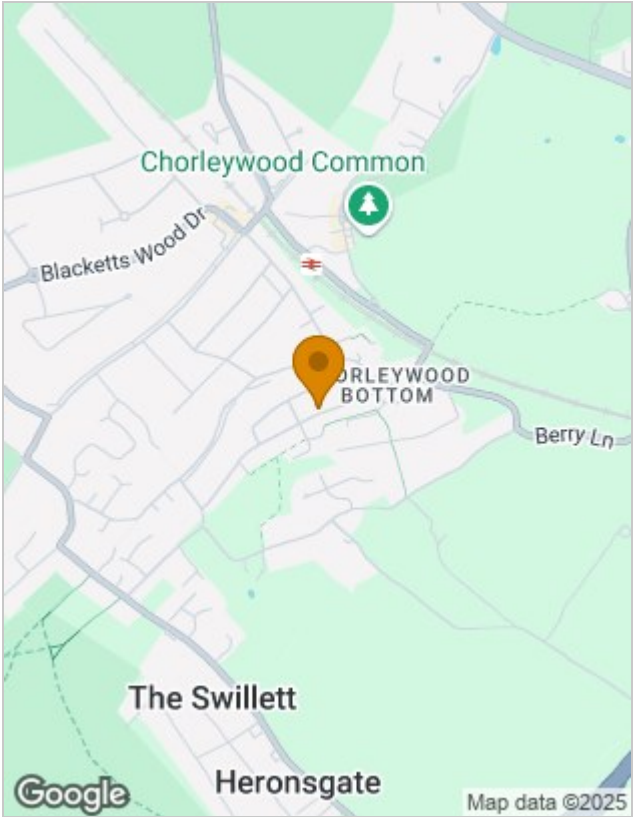
Viewings

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

