



JOHN ROBERTS & Co  
estate agents



49 Orchard Drive, Chorleywood, WD3 5QN

Guide Price £900,000









# 49 Orchard Drive

## Chorleywood, WD3 5QN

- CHORLEYWOOD VILLAGE LOCATION
- THREE BEDROOMS
- KITCHEN WITH PANTRY
- DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- CLOSE PROXIMITY TO ST CLEMENT DANES SECONDARY SCHOOL
- FAMILY BATHROOM WITH SEPARATE WC
- SITTING ROOM
- GARDENS, GARAGE & OFF-STREET PARKING
- EPC RATING:

This three bedroom detached property is beautifully presented throughout and is situated in Chorleywood Village, close to St Clement Danes Secondary School. Measuring approximately 1,162 Sq Ft the property has potential to extend (STPP) should one wish.

To the ground floor, the kitchen boasts granite worktops, slate flooring with underfloor heating, a plethora of kitchen cupboards and a useful pantry. Integrated appliances include; Electric oven with a four ring gas hob and extractor hood above, dishwasher, fridge freezer and washing machine. The sitting room benefits from a feature gas fire place and a bay window, whilst the dining room to the rear of the property, over looks and provides access the rear garden. There is a cloakroom and under stairs storage cupboard.

The first floor is well proportioned and benefits from three bedrooms and a family bathroom which boasts limestone flooring and tiles. There is a separate WC.

To the front of the property there is parking for two / three vehicles and access to the garage. The private rear garden is mostly laid to lawn with Indian granite patio adjacent to the property. There is a green house and side access from the front to rear garden.



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### 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



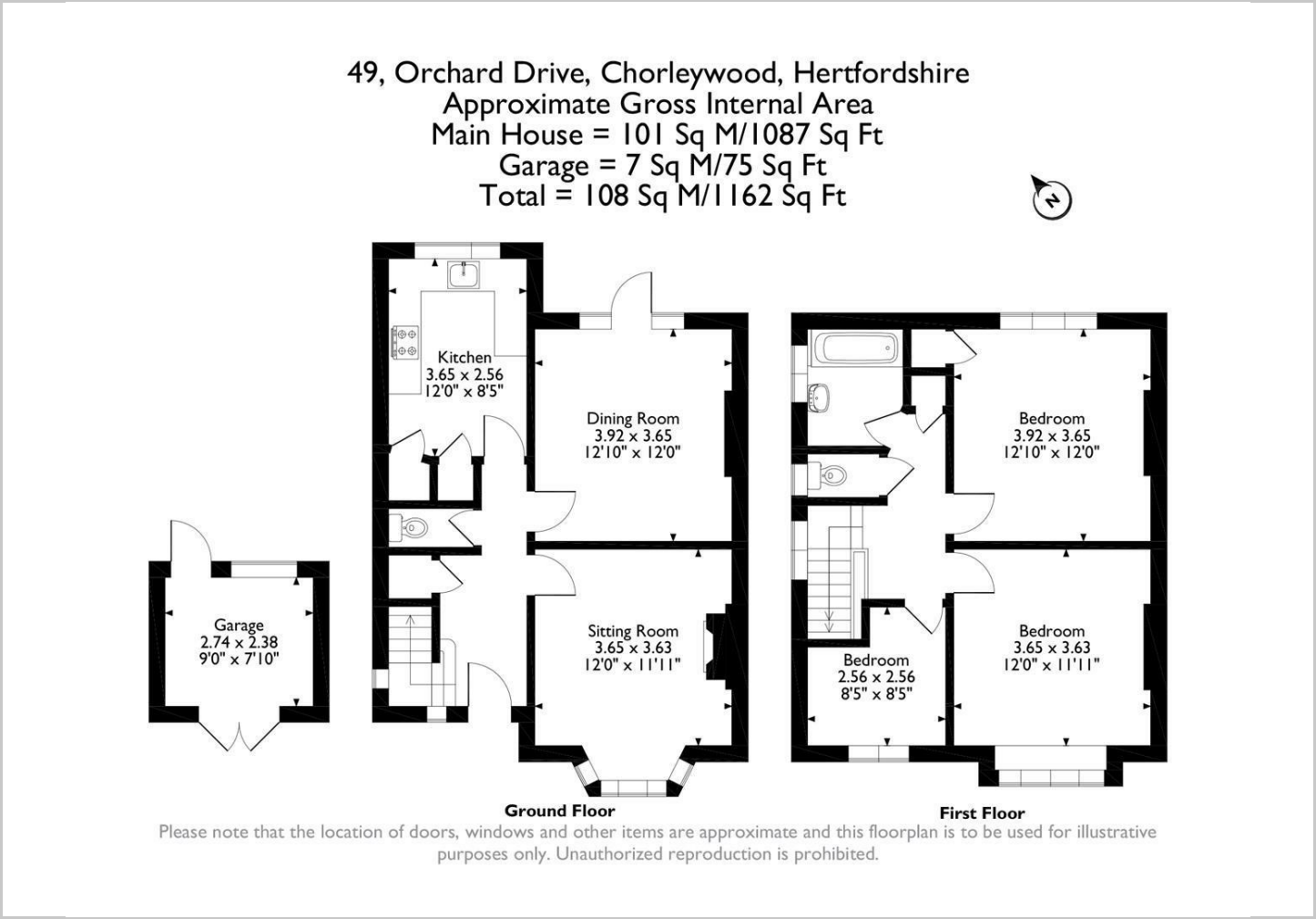








Floor Plans



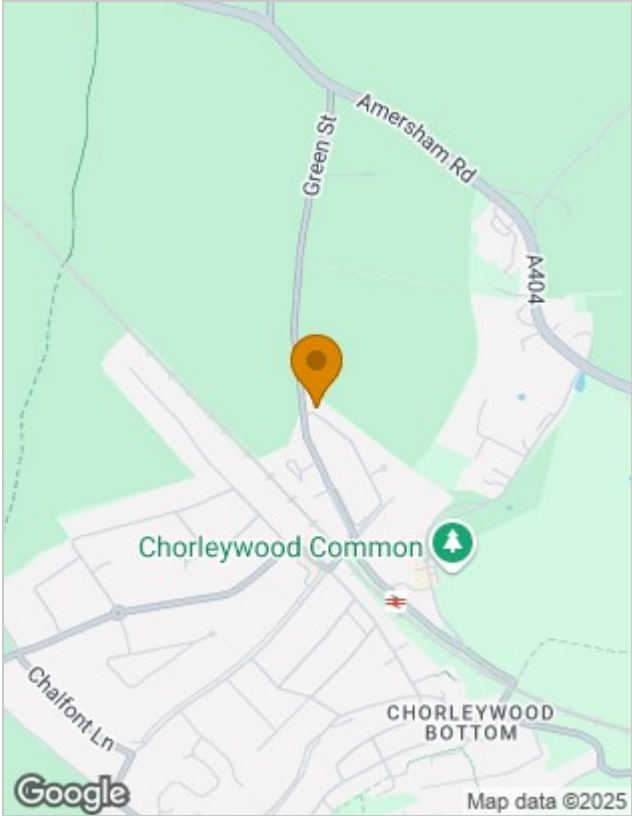
Viewings

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.

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Location Map



Energy Performance Graph

