

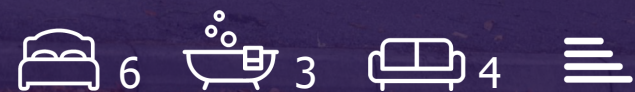


JOHN ROBERTS & Co  
estate agents



Grasmere 30 South Road, Chorleywood, WD3 5AR

Guide Price £1,850,000





# Grasmere 30 South Road

Chorleywood, WD3 5AR

- CONVENIENT CHORLEYWOOD VILLAGE LOCATION
- FOUR RECEPTION ROOMS
- UTILITY ROOM & BOOT ROOM
- LOVELY GARDENS
- SIX BEDROOMS & THREE BATHROOMS
- KITCHEN / BREAKFAST ROOMS
- DOUBLE GARAGE
- OFF STREET PARKING

This magnificent Edwardian, detached property is conveniently located in the heart of Chorleywood Village, close to the village shops, railway station and excellent schooling.

The property boasts an abundance of accommodation to include six bedrooms, three bathrooms, four reception rooms and a superb kitchen / breakfast room that over looks the rear gardens. There is also a useful utility room, boot room and a double garage.

There is parking to the front of the property and a lovely family garden to the rear.



## 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:

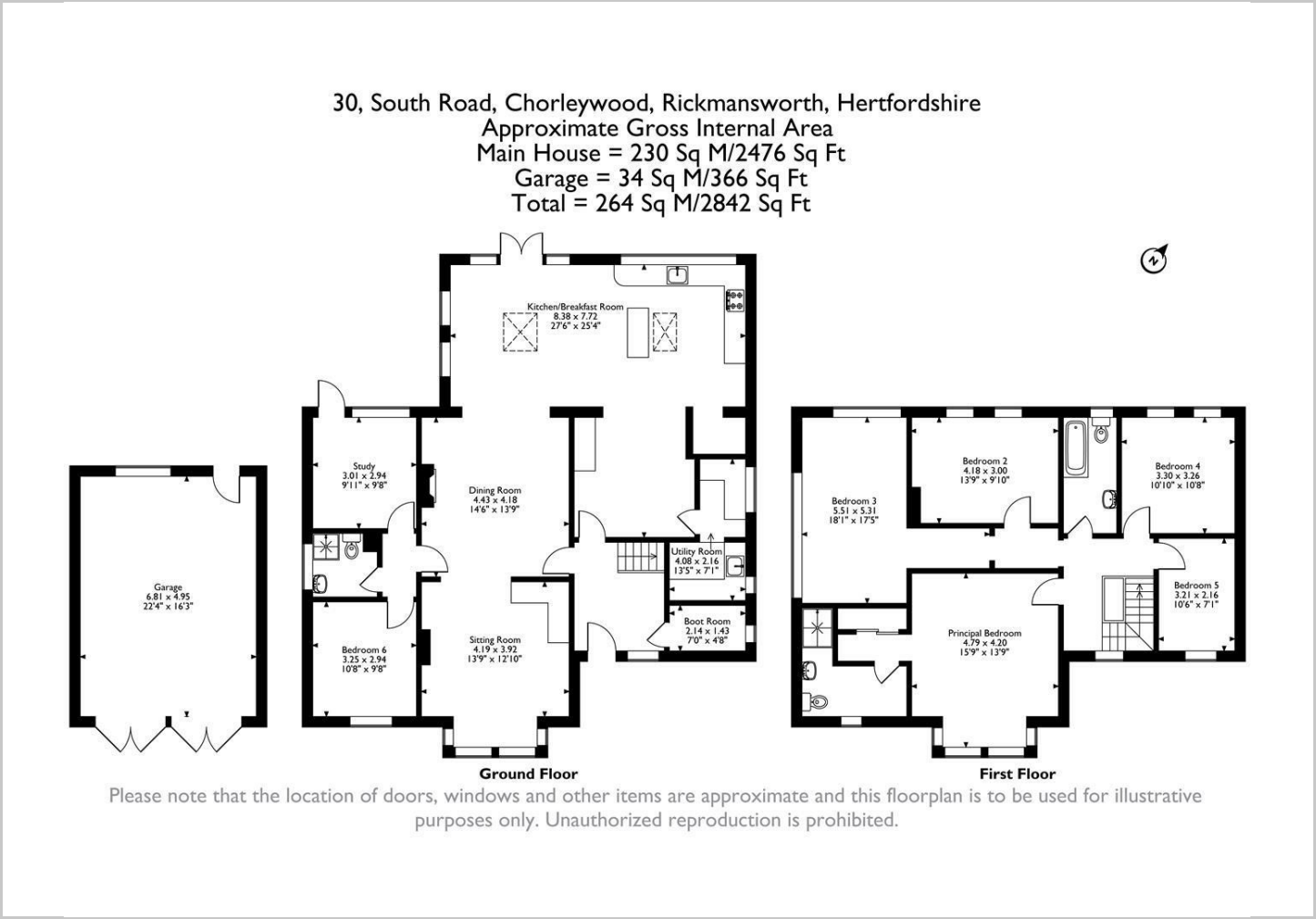
Three Rivers DC







Floor Plans

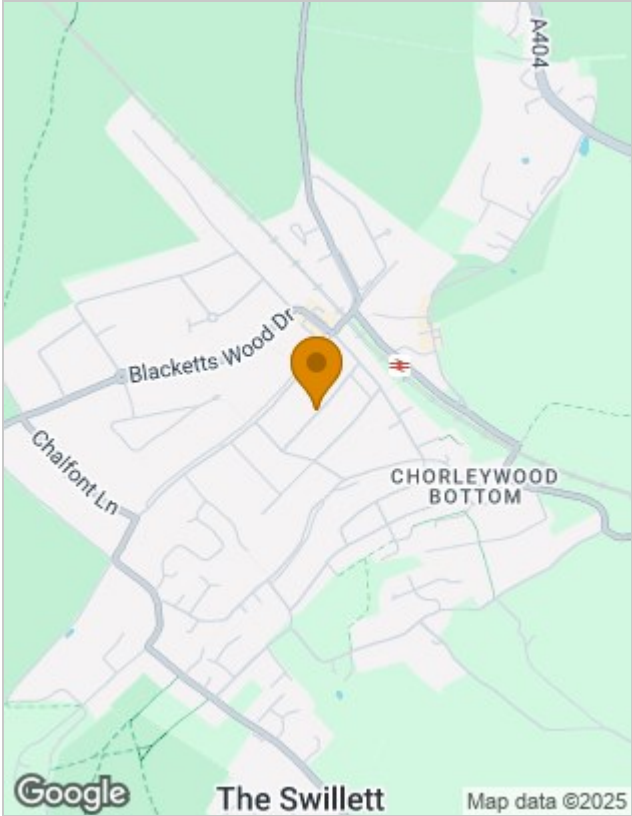


Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC