



37B Berks Hill, Chorleywood, WD3 5AJ

Guide Price £925,000





# 37B Berks Hill

## Chorleywood, WD3 5AJ

- WELL PRESENTED THREE DOUBLE BEDROOM FAMILY HOME IN CHORLEYWOOD VILLAGE
- LARGE SITTING / DINING ROOM
- STUDY / RECEPTION ROOM
- GARAGE & OFF STREET PARKING
- OPPORTUNITY TO EXTEND ( SUBJECT TO PLANNING PERMISSION)
- PRINCIPAL BEDROOM WITH DRESSING ROOM & LARGE EN-SUITE BATHROOM
- RECENTLY UPDATED KITCHEN
- SEPARATE LAUNDRY / UTILITY ROOM & CLOAKROOM
- CHARMING, MATURE, LEVEL REAR GARDEN
- EPC: D

A highly desirable three-bedroom, deceptively spacious semi-detached house within a convenient short walk of the village, station and shops.

This well-presented family home has been re-decorated throughout and offers further opportunity to extend (subject to planning permission) or reconfigure to revert to four bedrooms if wished. There is off-street parking as well as an integral garage.

On the ground floor is a large sitting/dining room with sliding doors to the rear garden, a second reception room/study and a downstairs cloakroom.

The kitchen has just been refurbished with ivory and contemporary oak effect units and built-in appliances, with an adjacent utility/laundry room and door to the rear garden.

The generous entrance hall has an under stairs cupboard and stairs lead to the first floor with three double bedrooms and family bathroom.

Bedroom one has a dressing room (originally an en suite) and a spacious en suite bathroom (originally a fourth bedroom).

Externally the front garden is mainly laid to lawn, with high hedging for privacy. Off-street parking for one car and access to the single garage.

The charming, level rear garden is mainly laid to lawn with mature trees and shrubs and features a patio area for outdoor entertaining and secure, close boarded side access.



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### LOCATION

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by.

Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

### COUNCIL TAX BAND

Three Rivers Council Tax Band G : £3,860.17 ( 2025/2026)

### OTHER INFORMATION

Tenure: Freehold

### VIEWINGS

Strictly by appointment only 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.





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

