



JOHN ROBERTS & Co  
estate agents



5 Lawford Close, Chorleywood, WD3 5JX  
Guide Price £875,000





# 5 Lawford Close

## Chorleywood, WD3 5JX

- WELL PRESENTED DETACHED FAMILY HOME
- CLOSE TO VILLAGE, STATION AND SCHOOLS
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/SITTING/DINING ROOM
- SITTING ROOM WITH FEATURE FIREPLACE
- STUDY / FAMILY ROOM
- TWO BATHROOMS
- ATTRACTIVE REAR GARDEN
- OFF-STREET PARKING FOR THREE CARS
- EPC: D

A well-presented detached family home in a sought after, peaceful cul-de-sac, this attractive four bedroom property is within walking distance of popular schools, village and station (Access to village footpath via rear garden gate).

This split-level property, is deceptively spacious and is just a fifteen-minute walk to the village thanks to enviable rear garden access, while Junction 17 of the M25 is within easy reach just a mile away.

The front door has a porch and leads straight into an elegant sitting room with feature fireplace. The study / family room is adjacent. Steps lead down to the lower ground floor with a wonderful open plan kitchen /dining / sitting room spanning the width of the property.

The recently updated contemporary kitchen with high gloss grey units features a peninsular for useful additional countertop and space. There is a built-in oven and AEG five burner gas hob with extractor, integrated microwave, dishwasher and fridge-freezer.

The sitting area in the centre, a perfect spot for morning coffee, faces the double doors to the rear garden, and a charming dining area with rooflight completes the heart of this family home.

There is also a spacious cloakroom with shower cubicle and laundry area with plumbing for a washing machine, and an under stairs storage cupboard.

On the first floor are two bedrooms and the family bathroom. Further stairs lead to the top floor. The principal bedroom features extensive fitted wardrobes and ample space on the top landing would allow adding an en-suite, if wished. Bedroom two has fitted wardrobes. Loft access with ladder to a split-level loft providing ample storage.

Externally there is side access to the rear garden with a decked patio and a level lawn, and further steps to the rear garden with access onto a footpath, for a convenient walk to the village and station.

The front of the property offers paved parking for up to three cars and a mature flowering cherry tree affords privacy and year-round interest.



### 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.

### COUNCIL TAX

Three Rivers District Council - Band F: £3345.48 2025/26

### TENURE

Freehold

### VIEWINGS

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





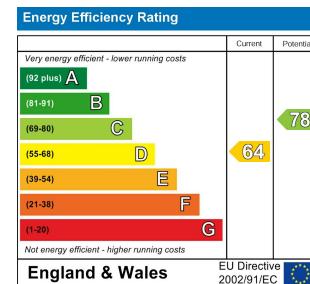
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.