



34a Wyatts Road, Chorleywood, Hertfordshire, WD3 5TE

Guide price: £850,000 Freehold

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About the property

This four bedroom detached property is offered to the market with the benefit of no upper chain. Located in a popular road in Chorleywood, within easy reach of local schools and the M25, whose congestion status can be seen from one of the bedrooms, and 200m walking distance to Chess Valley Walk leading to the Chess River and Chiltern, making this an ideal purchase for a growing family. Because of the close location to M25, its noise is noticeable outside of the house. This noise is beneficial for children to play without caring about their noise to neighbours, and better to grow their concentration skills. There is potential to extend the house STPP, e.g. loft conversion to the 2nd floor room(s) and external garage in the front garden, etc. On the ground floor you will find a large reception room, dining room, further family room, kitchen/breakfast room, utility and guests WC. There is also access into the double garage. On the first floor you will find four good sized bedrooms, two of which benefit from en-suite shower rooms. There is also a family bathroom. The garden has a raised decking area, which is ideal location for BBQ in Summer, with steps leading to the lawn. There is access to the rear garden from both sides the house front. To the front of the property is a driveway for at least three cars and a front garden offering potential for a further three car parking spaces. This leads to the double garage with electric control door open/close function. Call now to book a viewing.




- Four bedroom detached
- No upper chain

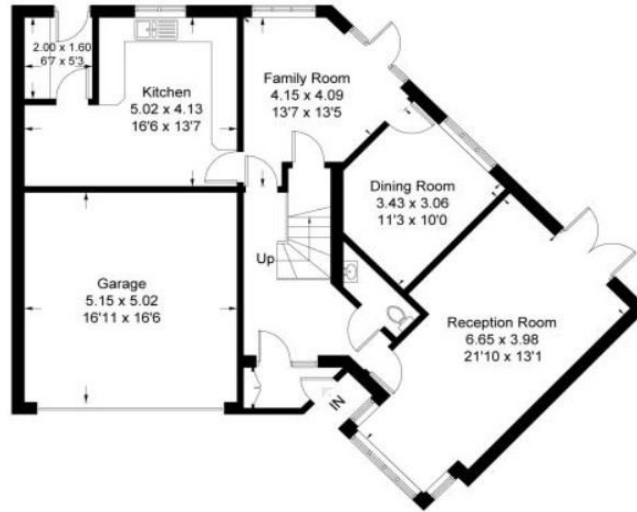
- Double garage
- Close to transport links

- Three bathrooms
- Convenient location

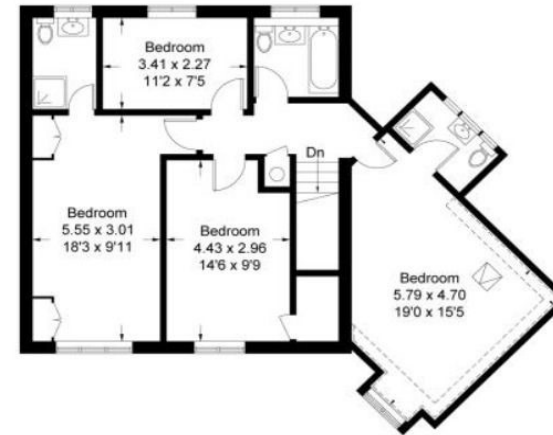
Approximate Gross Internal Area = 163.9 sq m / 1764 sq ft
Garage = 26.4 sq m / 284 sq ft
Reduced Headroom = 3.6 sq m / 39 sq ft
Total = 193.9 sq m / 2087 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID372168)

To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Named one of the happiest places to live, Chorleywood has many beautiful aspects, including rolling landscapes, thriving local businesses and much sought-after schooling. One of the main features within the village is Chorleywood Common, 200 acres of woodland and open countryside, home to a vast array of wildlife and a great spot for bike rides, dog walks and sporting events.

At the heart of the village you will find a high street filled with a range of local businesses, from coffee shops like Roots, to the popular home store Lords. There are also a number of local pubs like The Gate, The Rose and Crown and the Black Horse, offering locally sourced produce and a family friendly environment throughout the week.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. This key link into central London enables commuters as well as day trippers to venture into the capital. The M25 motorway is only a 5 minute drive from the village and will take you to Heathrow airport in as little as 20 minutes.

The village also benefits from outstanding primary schools including Chorleywood Primary and Christ Church C of E. One of the top public secondary schools in the area, St Clement Danes is also located in the village. The mixed academy school provides its pupils with top of the range facilities in sports, science and performance arts along with many others.

Local Authority: Three Rivers District Council

Council Tax: Band G

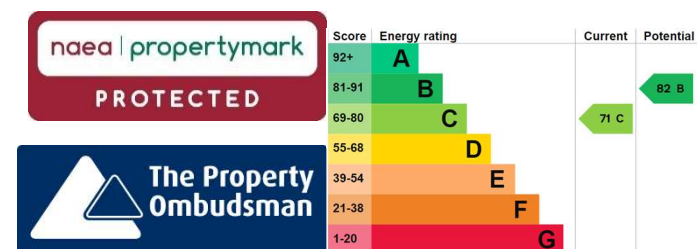
Approximate Floor Area: 2087sqft

Leasehold: Freehold

Nearest Station: 1.6 miles to Chorleywood

Distance to Town Centre: 1.8 miles to Chorleywood High Street

Nearest Motorway: 0.4 miles to M25



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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