



13 Orchard Drive, Chorleywood, Hertfordshire, WD3 5QN
Guide Price: £1,150,00 Freehold

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About the property

A very well kept four double bedroom detached property located in a popular road in Chorleywood and within very easy reach of St Clement Danes school and therefore ideal for a family. The property has been extended to provide versatile living accommodation throughout and benefits from an extended lounge to the rear of the property, a primary bedroom with en-suite and a modern kitchen/breakfast room. There are also three further double bedrooms, a family bathroom and separate WC. Parking to the front, garage accessed from the rear and a well kept garden further enhance this property. Call now to book a viewing.



- Detached
- Close to St Clement Danes School

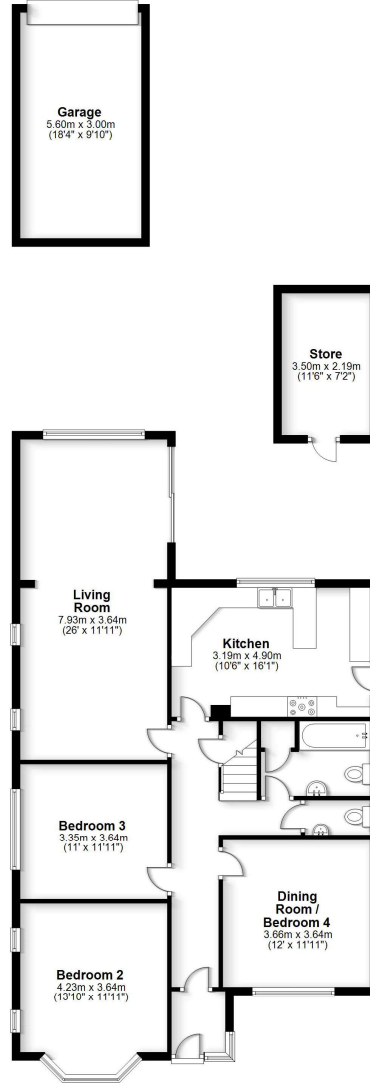
- Parking and garage
- Modern kitchen

- Four bedrooms
- Close to station



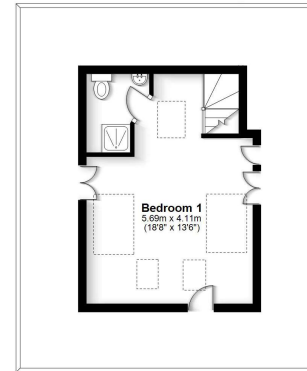
Ground Floor

Approx. 131.6 sq. metres (1416.9 sq. feet)



First Floor

Approx. 22.9 sq. metres (246.2 sq. feet)



Total area: approx. 154.5 sq. metres (1662.8 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - © My Home Property Marketing - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Chorleywood is a popular village situated in the south west of Hertfordshire, on the border of Buckinghamshire and just less than 20 miles from London. The village centre has many shops and amenities to cater your every need, the village provides a wealth of countryside areas for walking and leisure pursuits, particularly with the 200-acre Chorleywood common which also exhibits many ponds and rockeries.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. The M25 can be accessed at both junction 17 and 18 with links to the major airports and motorway network beyond. The areas in and around Chorleywood offer superb schools of every kind.

Local Authority: Three Rivers Council

Council Tax: G

Approximate floor area: 1662.8 sqft

Tenure: Freehold

Nearest Station: Chorleywood station, 0.3 miles

Distance to Town Centre: 0.2 miles to Chorleywood

Nearest Motorway: 1.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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