



4 South Cottage Gardens, Chorleywood, Rickmansworth, WD3 5EH

Guide price: £859,950 Freehold

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About the property

A 4 bedroom detached house in this popular and quiet location of South Cottage Gardens, Chorleywood. Close to good local schools and the 250 acre Chorleywood Common.

In brief the accommodation comprises of entrance porch leading to entrance hall, study, lounge, dining room, downstairs cloakroom and kitchen. Upstairs off the landing is the principal bedroom with a fitted wardrobe and en-suite shower room, 3 further bedrooms and modern bathroom.

There is off street parking, a carport, single garage. The house is double glazed and central heated throughout and has an attractive rear garden.



- Four bedrooms
- Detached

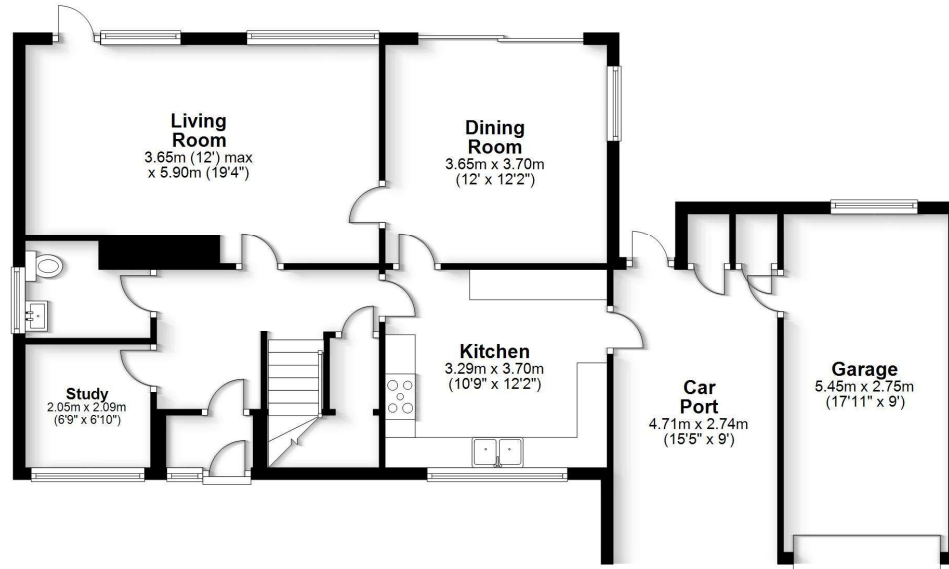
- Driveway
- Close to good schools

- Attractive rear garden
- Garage



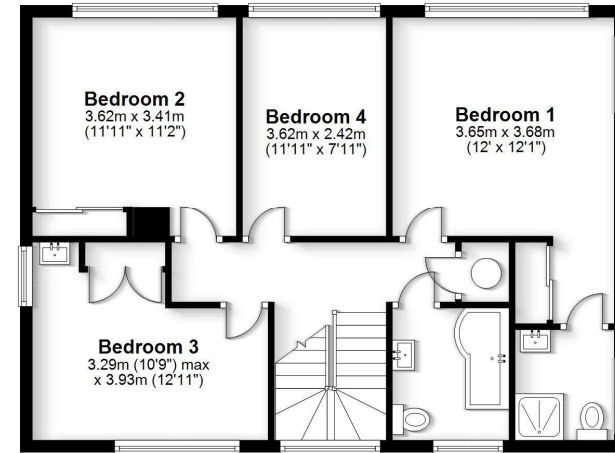
Ground Floor

Approx. 84.6 sq. metres (910.7 sq. feet)



First Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 153.0 sq. metres (1646.6 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

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 Council

Council Tax: G

Approximate floor area: 1,646.6 sq ft

Tenure: Freehold

Nearest Station: Chorleywood Metropolitan Station, 1 mile

Distance to Town Centre: 2.8 miles to Rickmansworth

Nearest Motorway: 0.9 miles to M25



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 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 and Meridian Mortgages and receive an average referral income of £260.00 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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