



Swannells Walk, Chorleywood, Hertfordshire, WD3 5FH

Guide Price: £525,000 Freehold

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About the property

This property is offered to the market with the benefit of two allocated parking spaces, is close to local schools as well as local shops and the M25. Having been built around 2016 the property still benefits from being very modern with Italian fitted kitchen and bathrooms and the current owners have also upgraded certain features and added benefits such as air conditioning.

On the ground floor you will find the modern integrated kitchen, a lounge to the rear with access into the garden, guests WC and plenty of storage. On the first floor are two double bedrooms and a family bathroom with the main bedroom located on the second floor with fitted wardrobes and a shower room. To the rear of the property is a private garden with decking area leading to lawn.



- Modern throughout
- Two allocated parking spaces

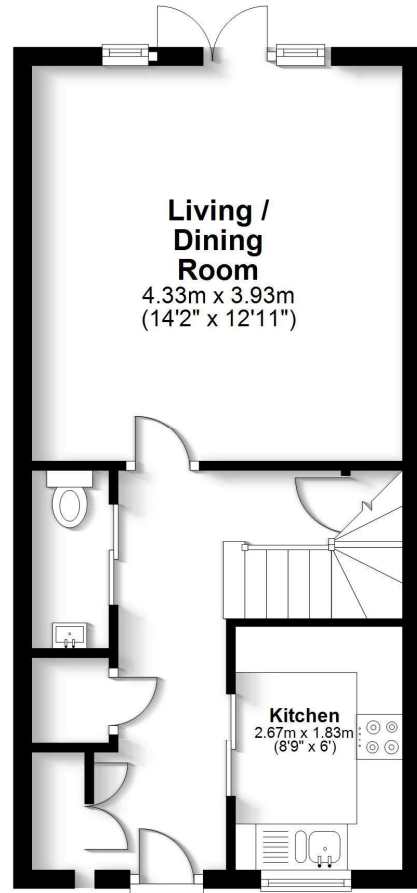
- Close to transport links
- Two bathrooms

- Well kept rear garden
- Three double bedrooms



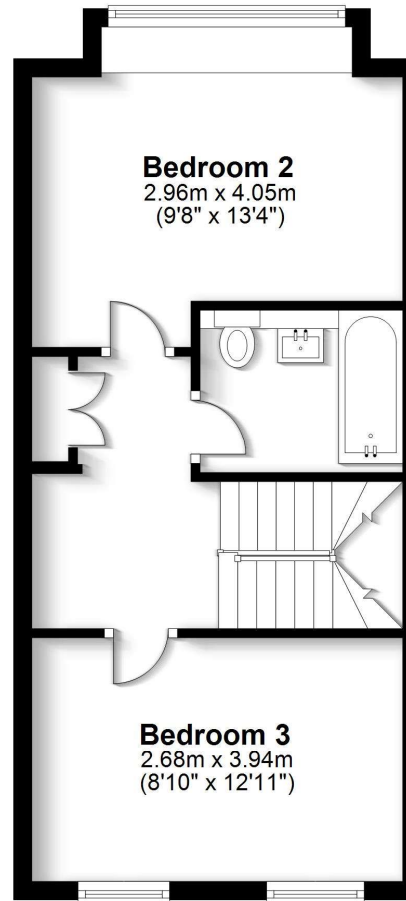
Ground Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



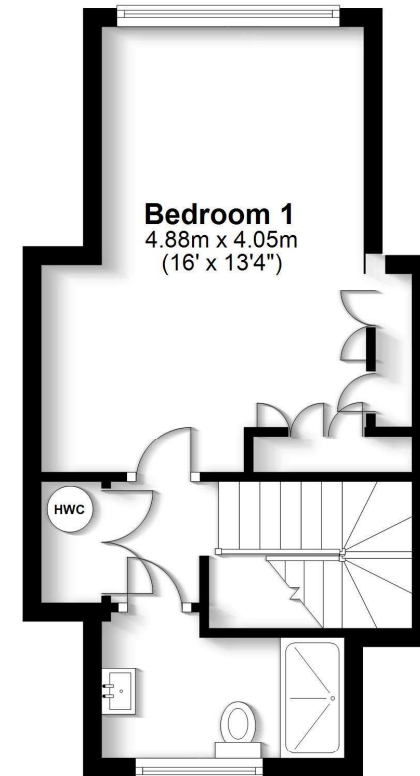
First Floor

Approx. 36.9 sq. metres (397.2 sq. feet)



Second Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2

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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 District Council

Council Tax: D

Approximate floor area: 1,061.8 sq ft

Tenure: Freehold

Estate charge: £600

Nearest Station: 1.9 miles to Chorleywood

Distance to Town Centre: 2.4 miles to Rickmansworth

Nearest Motorway: 2.2 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	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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