



South Cottage Gardens, Chorleywood, Hertfordshire, WD3 5EH
Guide price: £900,000 Freehold

sewell &
gardner



About the property

This well-presented and meticulously maintained four-bedroom detached house is located in a quiet residential area in Chorleywood, just a short walk from Chorleywood Common.

The property features an inviting entrance hall, a convenient downstairs WC, and a separate coats cupboard. The fully fitted kitchen is well equipped and the spacious dining area leads onto a private patio. The rear aspect sitting room has patio doors, which open onto a balcony that overlooks the well-stocked rear garden.

Upstairs, the principal bedroom boasts a range of fitted wardrobes, built-in cupboards, and an ensuite shower room. There are two further double bedrooms, one with built-in cupboards and the other with fitted wardrobes. A fourth single bedroom, currently used as a study, is also located on this floor, along with a family bathroom.

The house is equipped with gas central heating throughout, double glazing, and includes a large double garage with utility area. The driveway offers ample parking.

Viewing is highly recommended to fully appreciate the potential and quality of this home.

Local Authority: Three Rivers District Council

Approximate floor area: 1,631.6 sq ft

Council Tax Band: F

Tenure: Freehold





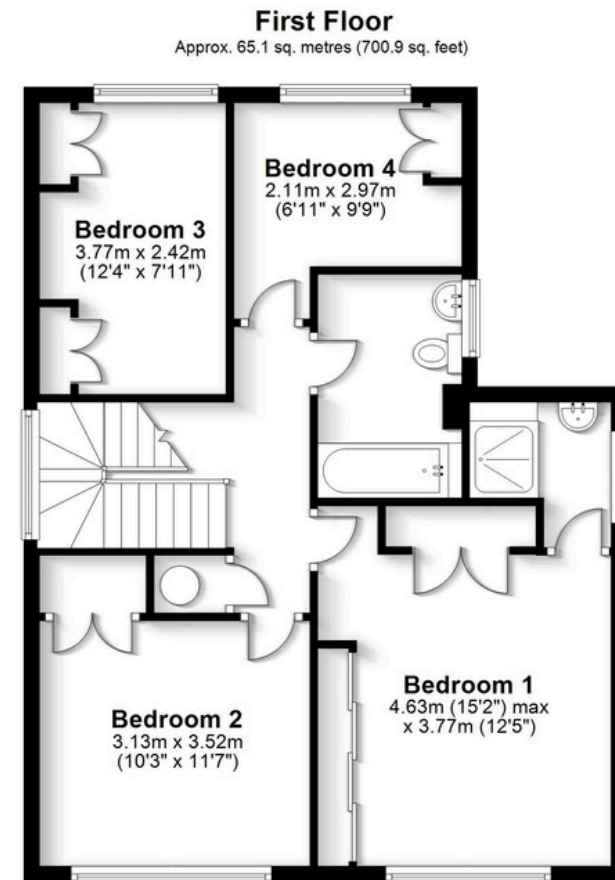
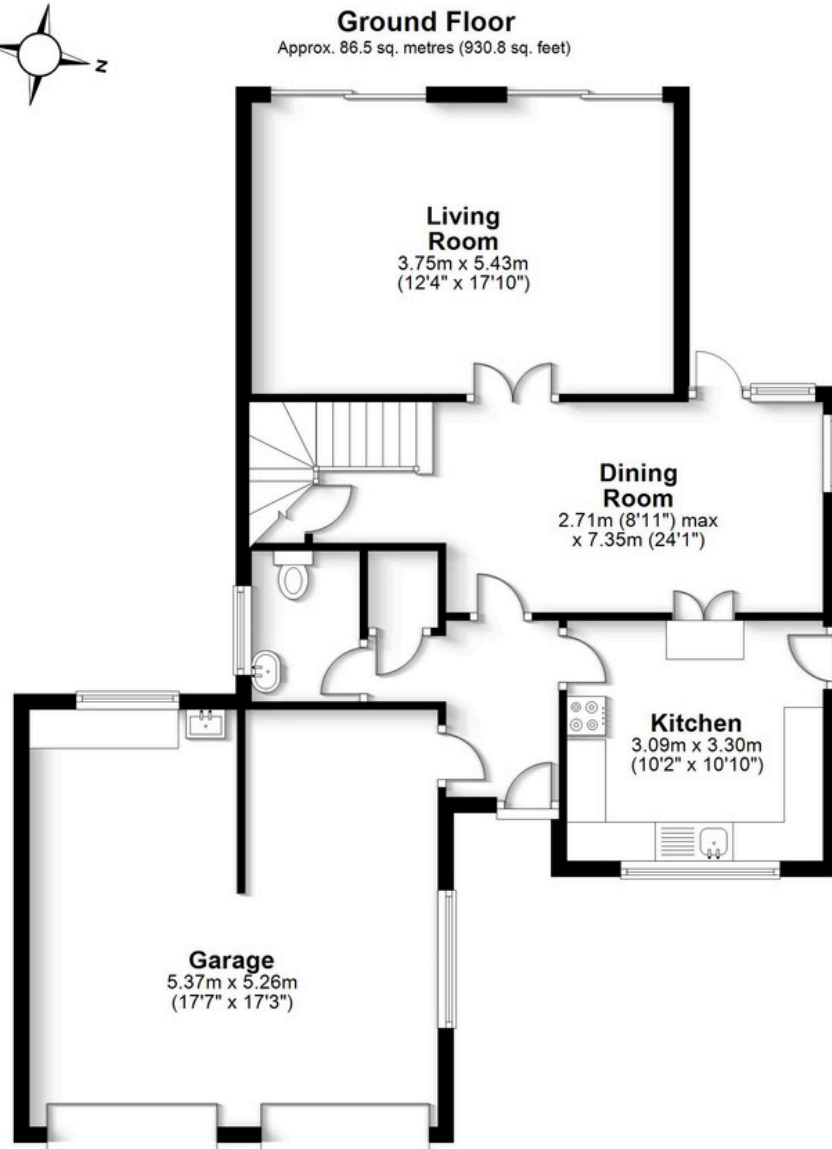
Key features

- Four bedroom detached home
- Two reception rooms
- Driveway parking
- Attractive rear garden
- Double garage
- Close to good schools
- Walking distance to Chorleywood Common
- Potential to extend STPP





Floorplan



Total area: approx. 151.6 sq. metres (1631.6 sq. feet)

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Plan produced using PlanUp.

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, all within walking distance of South Cottage Gardens 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.

- 1 mile to Chorleywood Station
- 2.8 miles to Rickmansworth High Street
- Nearest Motorway: 0.9 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	77 C
39-54	E		
21-38	F		
1-20	G		

