



Haddon Road, Chorleywood, Hertfordshire, WD3 5AN
Guide price: £1,400,000 Freehold

sewell &
gardner



About the property

This fantastic home is presented in excellent order throughout and comprises entrance hallway, spacious open plan living and dining room with doors leading out to the beautiful garden, fully fitted kitchen diner with integrated appliances, study also overlooking the garden, integrated garage with utility area and WC.

To the first floor are four bedrooms which all have built in wardrobes and the principle bedroom also boasts a spacious ensuite with bath and shower. Completing the first floor is the fully tiled family bathroom.

The second floor comprises excellent versatile living space along with the 5th bedroom and there is plenty of eaves storage.

To the front of the property is driveway parking and to the rear is a beautifully maintained, mature garden with raised patio area leading onto the lawn.

Dell Cottage is situated on Haddon Road, within 0.4 miles of Chorleywood Town Centre and Metropolitan Line Station.

Local Authority: Three Rivers District Council

Approximate floor area: 2,483 sq ft

Council Tax Band: G

Tenure: Freehold





Key features

- Five bedroom detached home
- Two reception rooms
- Driveway parking
- Attractive rear garden
- Garage
- Close to good schools





Floorplan



Total area: approx. 230.7 sq. metres (2483.4 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.

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.

- 0.4 miles to Chorleywood Station
- 0.3 miles to Chorleywood village centre
- Nearest Motorway: 1.6 miles to M25

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com