



Shire Lane, Chorleywood, Hertfordshire
£1,200,000 Freehold

sewell &
gardner



About the property

This 4-bedroom detached home is perfectly situated on Shire Lane in Chorleywood, just a 10-minute walk from the station. The property offers huge potential for refurbishment and extension, subject to planning permissions, allowing you to transform it into your dream home.

The property comprises entrance hall leading to an open-plan living dining room, a large kitchen provides ample space for a breakfast table, together with a downstairs cloakroom. Upstairs, the landing gives access to three double bedrooms and a single bedroom. The floor also includes a family bathroom and a separate WC.

To the rear is an approximately 100 ft rear garden with a large patio area and to the front driveway parking and a well-established front garden.

Viewing strongly recommended to fully appreciate the property and the potential.

Local Authority: Three Rivers

Approximate floor area: 1508.7 sq ft

Tenure: Freehold





Key features

- Four bedroom detached house
- Driveway parking
- Walking distance to Chorleywood station
- Approximately 100 ft rear garden
- Potential for refurbishment
- Close to local amenities



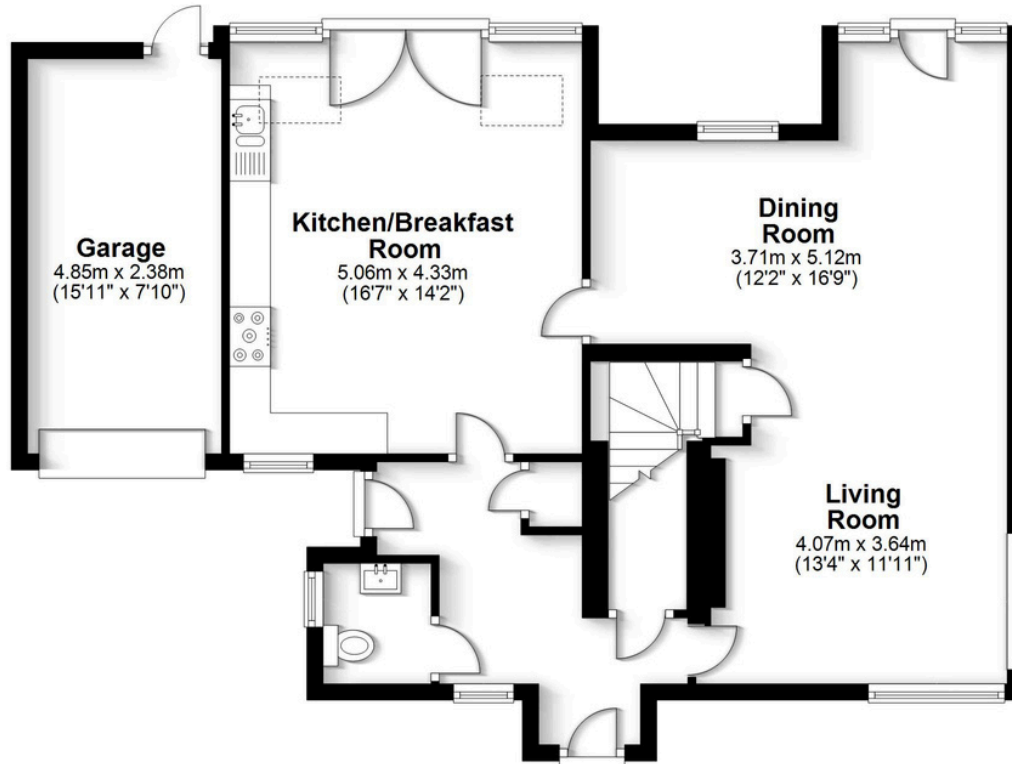


Floorplan



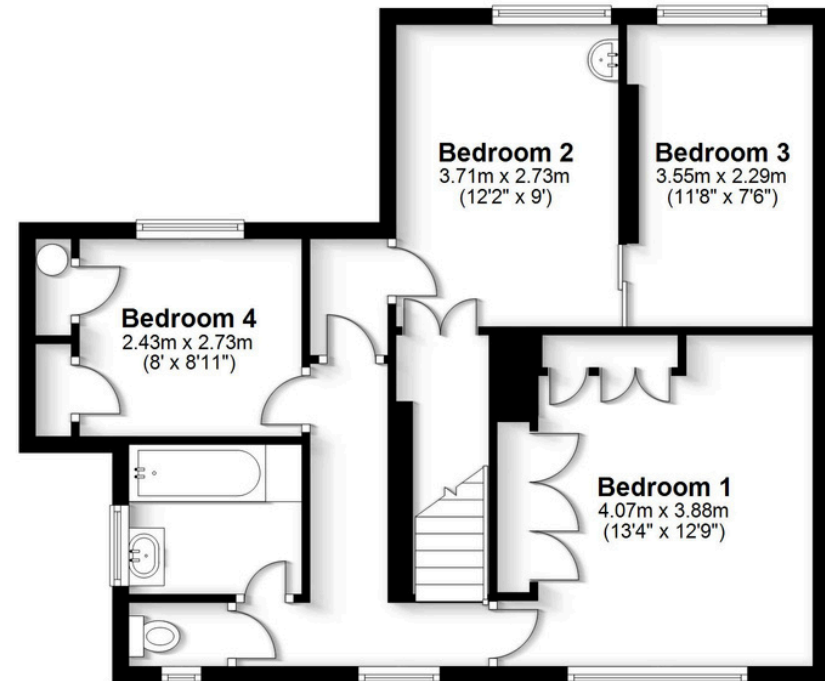
Ground Floor

Approx. 80.2 sq. metres (863.5 sq. feet)



First Floor

Approx. 59.9 sq. metres (645.2 sq. feet)



Total area: approx. 140.2 sq. metres (1508.7 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, 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.

- 0.5 miles to Chorleywood Station
- 0.3 miles to Chorleywood village centre
- Nearest Motorway: 1.9 miles to M25 Junctions 17 and 18

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

