



**A THREE BEDROOM SEMI-DETACHED FAMILY HOME IN THE HEART OF  
CHORLEYOOD VILLAGE**

Whitelands Avenue, Chorleywood, Hertfordshire, WD3 5RE

**ROBSONS**

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WD3 5RE

**RECEPTION ROOM • DINING ROOM •  
KITCHEN • GUEST WC • THREE BEDROOMS •  
FAMILY BATHROOM WITH SEPARATE WC •  
ATTRACTIVE REAR GARDEN • OFF-STREET  
PARKING • INTEGRAL GARAGE**

### Description

Situated in the heart of the highly sought-after Chorleywood Village, is this well-presented three-bedroom semi-detached family home. This attractive property offers spacious and well-presented accommodation, complemented by a generous rear garden, an integral garage, and off-street parking. Ideally situated within easy reach of local amenities, excellent transport links, and highly regarded schools, it provides an ideal setting for modern family living.

The property is entered via a welcoming porch leading into the entrance hallway, which includes a convenient guest WC. To the front of the house is a generous reception room featuring an attractive fireplace, creating a warm and inviting living space. To the rear, the dining room enjoys patio doors opening directly onto the garden, providing an ideal setting for both family life and entertaining.





The kitchen is fitted with a good range of wall and base units, offers space for freestanding appliances and benefits from a door providing access to the outside.

The first floor comprises three well-appointed bedrooms, two of which benefit from fitted wardrobes. The family bathroom includes access to useful eaves storage, while a separate WC adds further practicality for busy households.

The attractive and generous rear garden is mainly laid to lawn and beautifully enhanced by mature flowers, shrubs and trees, with a patio area providing the perfect space for outdoor dining and relaxation. To the front of the property is a small garden, off-street parking and an integral garage.

### Location

The village centre provides a range of boutique shops, cafés and amenities, while Chorleywood Station offers direct access to central London. The surrounding area is renowned for its natural beauty, with Chorleywood Common and extensive Green Belt countryside providing superb opportunities for walking, riding and outdoor pursuits. The area is also well served by a number of highly regarded schools, both state and independent.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 285525.



Approximate Gross Internal Area  
 Ground Floor = 59.3 sq m / 638 sq ft  
 First Floor = 65.6 sq m / 706 sq ft  
 (Including Eaves)  
 Boiler / Garage = 14.0 sq m / 151 sq ft  
 Total = 138.9 sq m / 1,495 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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# ROBSONS

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