



Lawford Close, Chorleywood, Rickmansworth, WD3 5JX

Offers Over £800,000

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## Lawford Close, Chorleywood, Rickmansworth, WD3 5JX

A superb opportunity to acquire a well-presented three-bedroom detached home, offered with full planning permission already granted for a substantial double-storey side and rear extension, creating a five-bedroom family residence. Ref. No: 25/1351/FUL

Positioned within a peaceful cul-de-sac in the highly desirable Swillett area of Chorleywood, this is a unique chance to secure a home with both present-day appeal and outstanding future potential.

Upon entering the property, you are welcomed into a central hallway which provides access to the principal ground floor accommodation. To the front, there is a convenient downstairs shower room.

The kitchen is positioned to the rear of the property and is well laid out, offering ample worktop and storage space, with room for appliances and views over the garden.

The property also benefits from a spacious and bright living/dining room, measuring over 24 feet in length. This impressive dual-purpose space provides excellent flexibility for both relaxing and entertaining, with direct access out to the generous rear garden. The garden itself offers an excellent space for families, with plenty of room for outdoor dining, entertaining, and children's play.

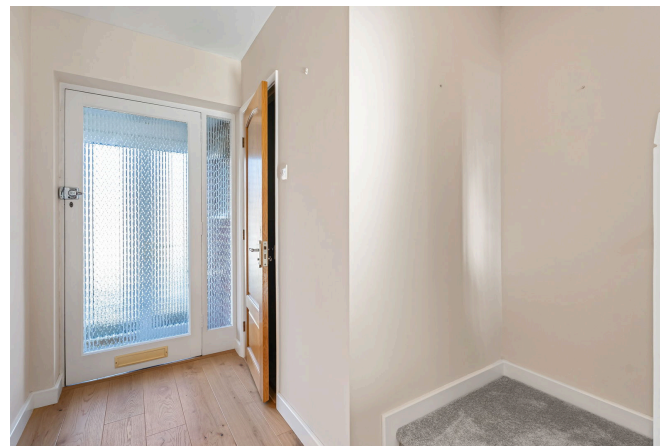




Upstairs, the first floor comprises three well-proportioned bedrooms. The principal bedroom is a generous double, as is the second bedroom, both providing comfortable accommodation. The third bedroom is ideal as a child's room, home office, or guest space.

The bedrooms are served by a family bathroom, fitted with a bath, basin, and WC.

Overall, the layout is both practical and well-balanced, perfectly suited for modern family living, while also offering clear scope for reconfiguration and extension in line with the granted planning permission.





The property is situated within a peaceful cul-de-sac in the highly sought-after Swillett area of Chorleywood and is within a short walk of Chorleywood JMI School. The village centre offers a range of shops, cafés and amenities, while Chorleywood Station provides direct links into London via the Metropolitan Line and Chiltern Railways. The surrounding countryside, including Chorleywood Common, offers beautiful open spaces for walking and leisure.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		



# Approximate Gross Internal Area 1135 sq ft - 105 sq m (Including Garage)

Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 482 sq ft – 45 sq m

Garage Area 144 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

