



JOHN ROBERTS & Co  
estate agents



27 Bullsland Gardens, Chorleywood, WD3 5BH

Guide Price £425,000



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# 27 Bullsland Gardens

Chorleywood, WD3 5BH

- WELL PRESENTED FIRST FLOOR MAISONETTE
- LARGE SITTING ROOM WITH VIEWS TO THE FRONT
- TWO/THREE BEDROOMS
- SOUGHT AFTER LOCATION
- RESIDENTS' PARKING ON UNALLOCATED BASIS
- ATTRACTIVE, GENEROUS L-SHAPED GARDEN
- KITCHEN/DINING ROOM
- BATHROOM WITH SEPARATE WC
- CLOSE TO POPULAR SCHOOLS, COUNTRYSIDE & WOODLAND
- EPC: D

A well-presented first-floor maisonette situated in a highly sought-after location. This attractive two-bedroom home benefits from a particularly charming private L-shaped garden, offering a wonderful outdoor space. The private entrance hall has an alcove currently housing a freezer (included) and space for coat storage. The property features a bright front-aspect sitting room with a characterful feature fireplace. To the rear, there is a double-aspect kitchen/dining room overlooking the garden. The fitted kitchen comprising light wood-effect base and wall units, includes a freestanding cooker, washing machine, and fridge. The bathroom is fitted with a white suite, with a separate WC for added convenience. Bedroom one is generously proportioned, alongside a second well-sized double bedroom. (The dining area was previously a third bedroom, converted by the current owner). There is gas central heating, a combi boiler and UPVC double glazing (fitted in 2021). Externally, the attractive rear garden mainly laid to lawn, with two patio areas, is enclosed by close-boarded fencing, providing a good degree of privacy. Residents' parking is available nearby on an unallocated basis. This desirable home is just over a mile from the village and station, and is also just minutes' walk to open countryside, woodland and a children's play area.



## LOCATION

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by. Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

## TENURE

Leasehold - 125 Years from June 1985

Service Charge - Estimated for 2026/2027 - £ 440.90 PA (Including ground rent of £10).

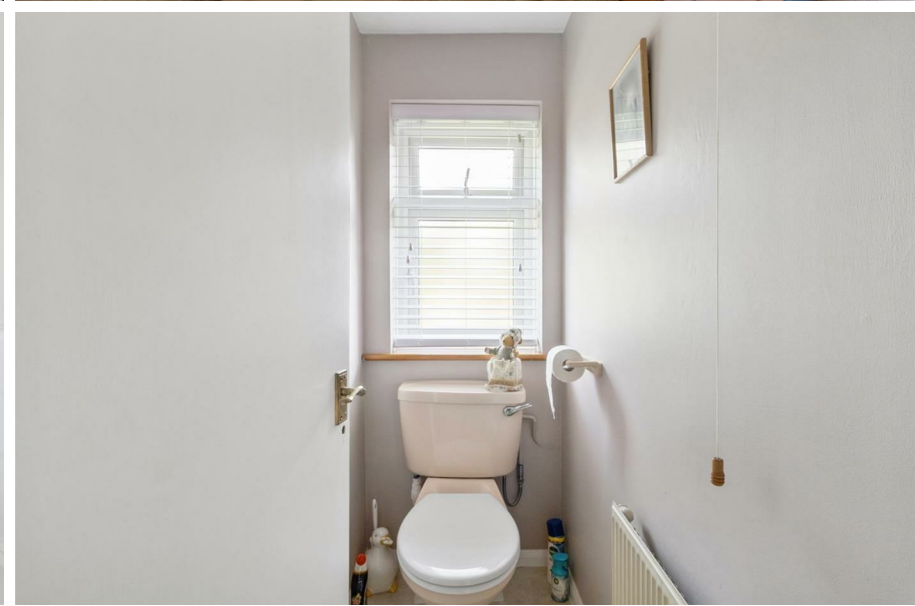
## COUNCIL TAX

Three Rivers District Council - Band D

## VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.



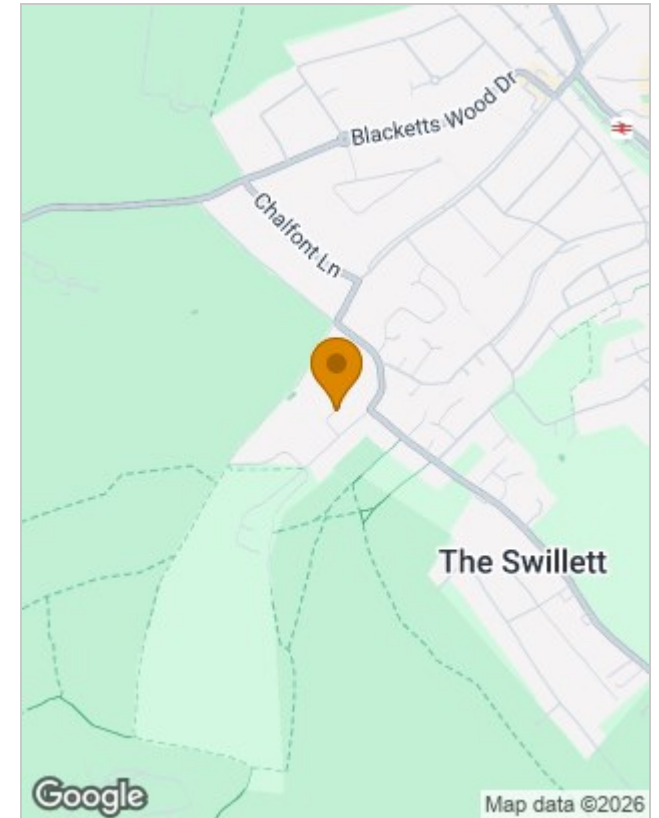




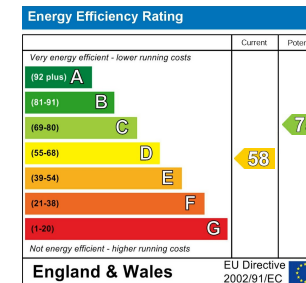
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.