



JOHN ROBERTS & Co
estate agents



2 Artichoke Dell Dog Kennel Lane, Chorleywood, WD3 5EQ

Guide Price £525,000



3



1



2



D



2 Artichoke Dell Dog Kennel Lane

Chorleywood, WD3 5EQ

- CHARMING CHARACTER COTTAGE
- THREE BEDROOMS
- KITCHEN
- STUNNING GARDENS & OFF STREET PARKING
- NO ONWARD CHAIN
- CHORLEYWOOD COMMON LOCATION
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- IN NEED OF MODERNISATION
- EPC RATING: D

This charming three bedroom cottage boasts an abundance of character and is situated in the heart of Chorleywood Common. Whilst the cottage has been well maintained, there is a need for modernisation, with an opportunity to extend (STPP) should one wish. Arranged over four floors the property briefly comprises: kitchen, sitting room, dining room, three bedrooms and a family bathroom. The generous size gardens are superb and are well stocked with mature shrubs, plants and trees. There are multiple garden buildings including garden sheds, a brick built potting shed and a green house. There is off street parking at the front of the property.



SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

VIEWINGS:

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

Opening times: Monday to Friday 9:00am to 6:00pm
Saturday 9:00am to 4:00pm.

TENURE:

Freehold

COUNCIL:

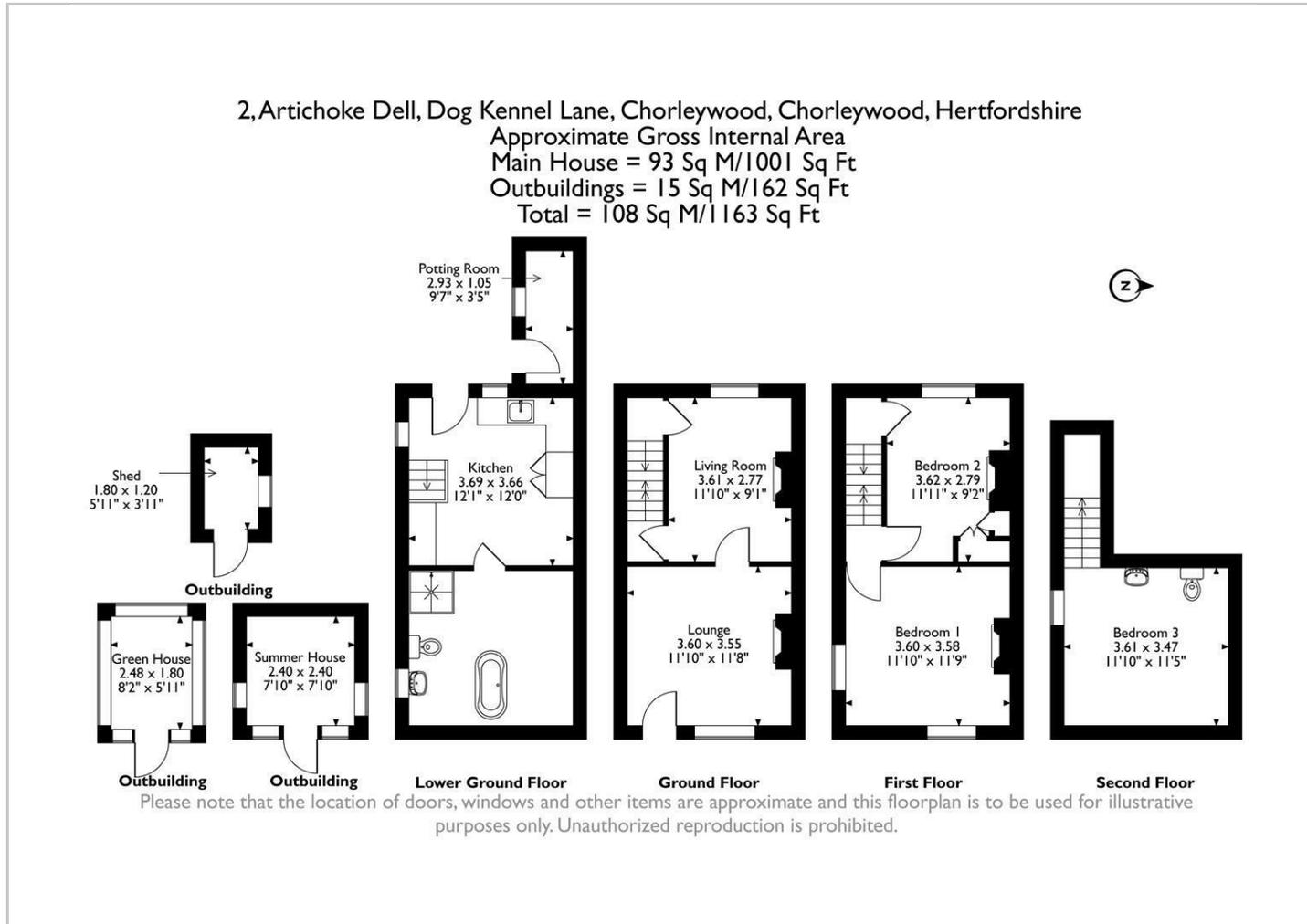
Three Rivers DC



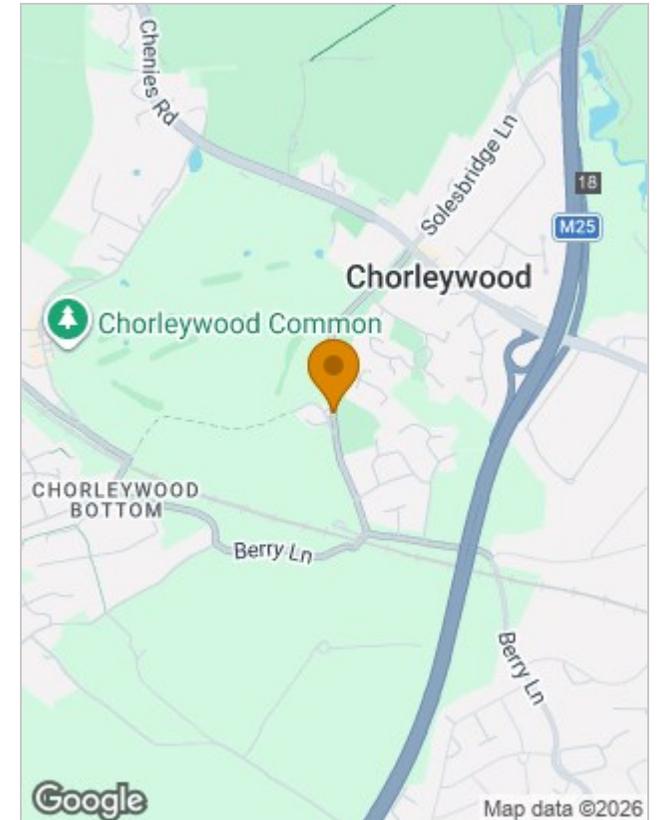




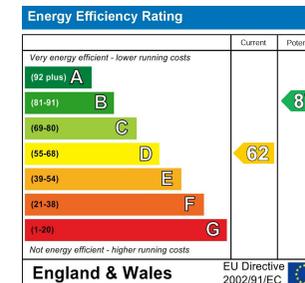
Floor Plans



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.