JOHN ROBERTS & Co
estate agents

62 Whitelands Avenue, Chorleywood, WD3 5RG

Guide Price £1,100,000

4 2 2 D

62 Whitelands Avenue

Chorleywood, WD3 5RG

Guide Price £1,100,000

- DETACHED FOUR BEDROOM FAMILY HOME
- STUNNING COURTYARD PATIO
- SITTING ROOM MEASURING 22'10" X 17'7"
- STUDY (POTENTIAL BEDROOM 5)
- PARKING FOR THREE CARS / REAR GARDEN APPROXIMATELY 160 FEET
- SOUGHT AFTER LOCATION CLOSE TO VILLAGE STATION AND SCHOOLS
- BEAUTIFUL KITCHEN / DINING ROOM
- GROUND FLOOR BEDROOM FOUR WITH EN-SUITE
- SEPARATE UTILITY ROOM AND CLOAKROOM
- COMPLETE CHAIN

This superbly appointed four-bedroom detached family home is immaculately presented throughout and is set in a highly convenient location, just a short walk from the village centre, the railway station, and highly regarded schools for all ages.

Offering spacious and versatile accommodation arranged over two floors, this exceptional home is ideal for modern family living, including multi-generational households. The property has been extensively improved and reconfigured by the current owners to create a stylish and welcoming home.

The spacious entrance hall leads to an impressive open-plan kitchen and dining room, beautifully fitted with a comprehensive range of units and a central peninsula providing additional storage and worktop space. A useful separate utility/laundry room provide access to the garden.
The generous sitting room features two sets of bi-fold doors that seamlessly connect the indoor and outdoor living spaces while maximising views across the beautiful rear courtyard.
Also on the ground floor is bedroom four with an en-suite shower rooms. A separate study and cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned double bedrooms and a contemporary family bathroom. The principal bedroom enjoys delightful views over the rear garden, with Velux windows flooding the space with natural light, while built-in wardrobes provide excellent storage.

OUTSIDE:
The rear garden extends to approximately 160ft and has been thoughtfully landscaped across several levels, creating a variety of spaces for relaxation, entertaining and family life. Immediately adjoining the property is a stunning enclosed walled courtyard, providing an elegant setting for outdoor dining and entertaining, with ample space for ornamental trees and shrubs in decorative planters. Contemporary steps with handrails lead to a further patio, perfectly positioned to enjoy the far-reaching views, while additional terraced lawned areas include a productive apple orchard and a dedicated children's play area.
To the front of the property, a block-paved driveway provides off-street parking for two vehicles.

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.

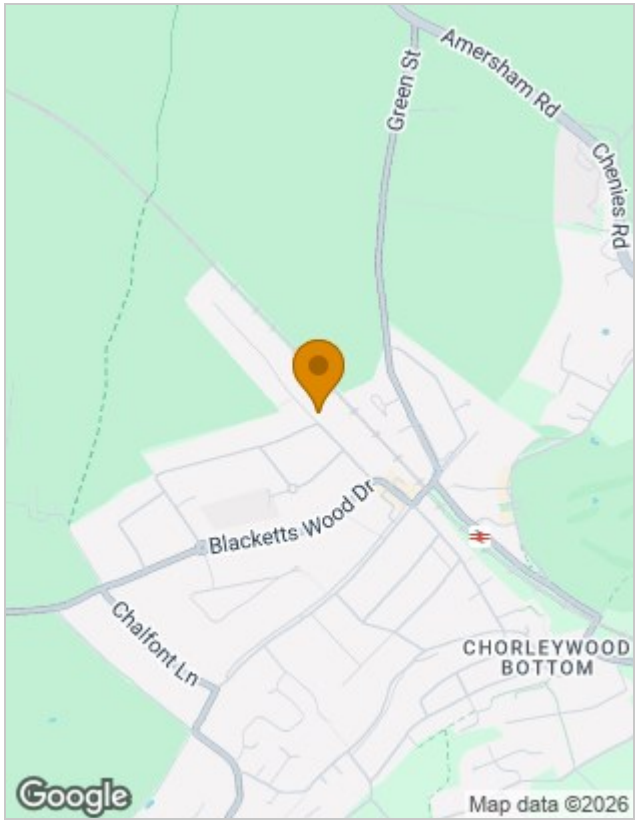
TENURE
Freehold

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.

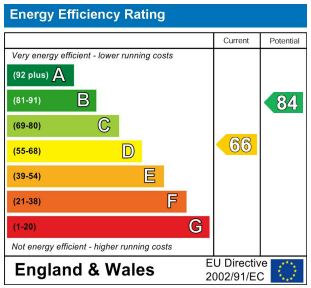
COUNCIL TAX
Three Rivers District Council - Band G: £4049.41

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.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ
Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk https://www.johnroberts.co.uk