



JOHN ROBERTS & Co
estate agents



8 Berks Hill, Chorleywood, WD3 5AQ

Guide Price £1,250,000



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8 Berks Hill

Chorleywood, WD3 5AQ

- REFURBISHED FOUR BEDROOM DETACHED HOUSE
- ELEGANT SITTING ROOM WITH FIREPLACE & DOORS TO THE GARDEN
- FOUR DOUBLE BEDROOMS
- SINGLE GARAGE AND OFF STREET PARKING
- GUEST CLOAKROOM
- MINUTES' WALK TO THE VILLAGE AND STATION
- BEAUTIFUL, WELL-APPOINTED OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- CONTEMPORARY FAMILY BATH/SHOWER ROOM
- ATTRACTIVE, WELL-STOCKED GARDENS
- EPC-C

Greenlands is a well-presented detached family home within walking distance of Chorleywood village, station, and highly regarded schools for all ages.

The property has undergone extensive refurbishment over the past six years, to create a wonderful family home, with the benefit of Nest heating and security appliances, Lutron lighting and integrated Sonos speaker system.

The ground floor has welcoming hallway with a guest cloakroom.

The elegant and spacious sitting room with a feature fireplace and bay window overlooks the mature front garden, which provides a natural sense of privacy from the road. Patio doors lead into the beautiful garden.

At the heart of the home is an impressive open-plan kitchen/dining/breakfast room, well-appointed with a central island and breakfast bar and ample storage units. Integrated appliances include a double oven, microwave, dishwasher, wine cooler and Quooker® tap. The area is flooded with natural light from two skylights and doors opening onto the garden.

On the first floor are four double bedrooms. The contemporary family bathroom features a freestanding bath, shower, and countertop wash basins set above a vanity unit

The rear garden is mainly laid to lawn with mature trees, shrubs, and hedging affording privacy. The patio area is perfect for relaxing or entertaining.

To the front, the property offers off-street parking on the driveway and a single garage with a separate plant room to the rear.

This attractive home will appeal to anyone looking for a spacious, modern home in a highly desirable location.



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.

COUNCIL TAX

Three Rivers District Council Band : G - £4049.41 (2026/2027)

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.



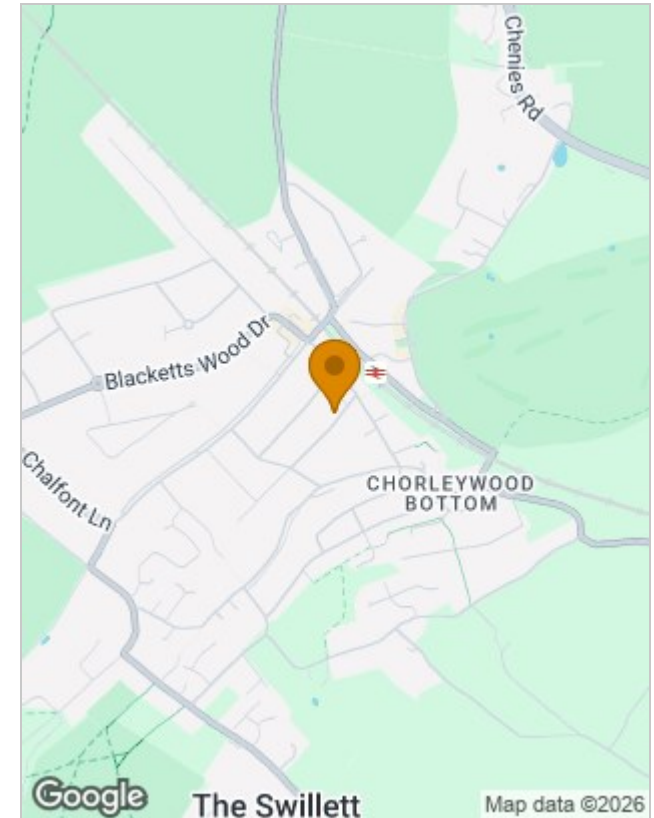




Floor Plans



Location Map



Energy Performance Graph

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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.