



South Cottage Gardens, Chorleywood, Rickmansworth,
WD3 5EH

Offers in excess of £1,000,000 Freehold



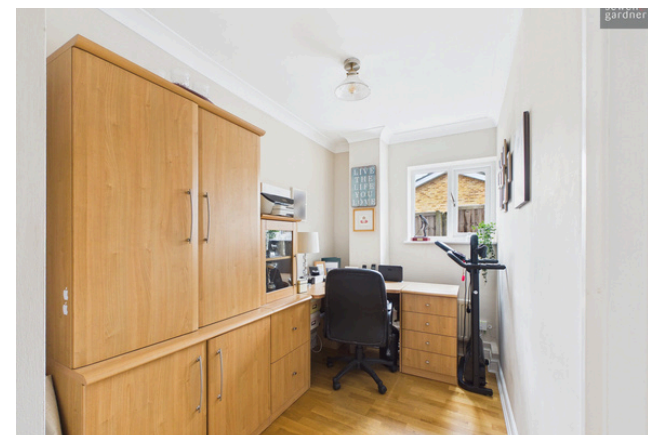
The property

An impressive four bedroom detached home nestled in the desirable South Cottage Gardens in Chorleywood.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly throughout. The ground floor boasts four versatile reception rooms, providing ample space for relaxation, entertaining, and dining. The heart of the home is undoubtedly the modern kitchen, featuring a stylish island that is ideal for both casual meals and culinary enthusiasts. A dedicated utility room adds convenience, and a downstairs WC completes the ground floor accommodation.

Ascending to the first floor, you will find four well proportioned bedrooms, offering comfortable and private spaces. The property benefits from two fully tiled, modern bathrooms, ensuring a luxurious experience for all residents. Externally, the property truly shines with a beautifully presented garden, providing a serene outdoor retreat. A dedicated BBQ area is perfect for al fresco dining and entertaining guests. Practicality is also well catered for with driveway parking and a single garage.

This home has been meticulously maintained throughout, ready for its new owners to move straight in.





Key Features

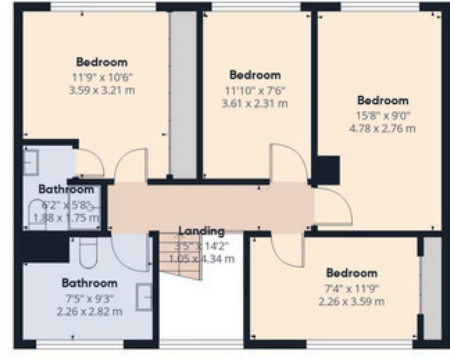
- Four bedroom detached home
- Driveway parking
- Garage
- Dedicated BBQ area
- Beautifully presented garden
- Kitchen island
- Well maintained throughout
- Utility room
- Downstairs WC
- Fully tiled modern bathrooms



Floorplan



Floor 0

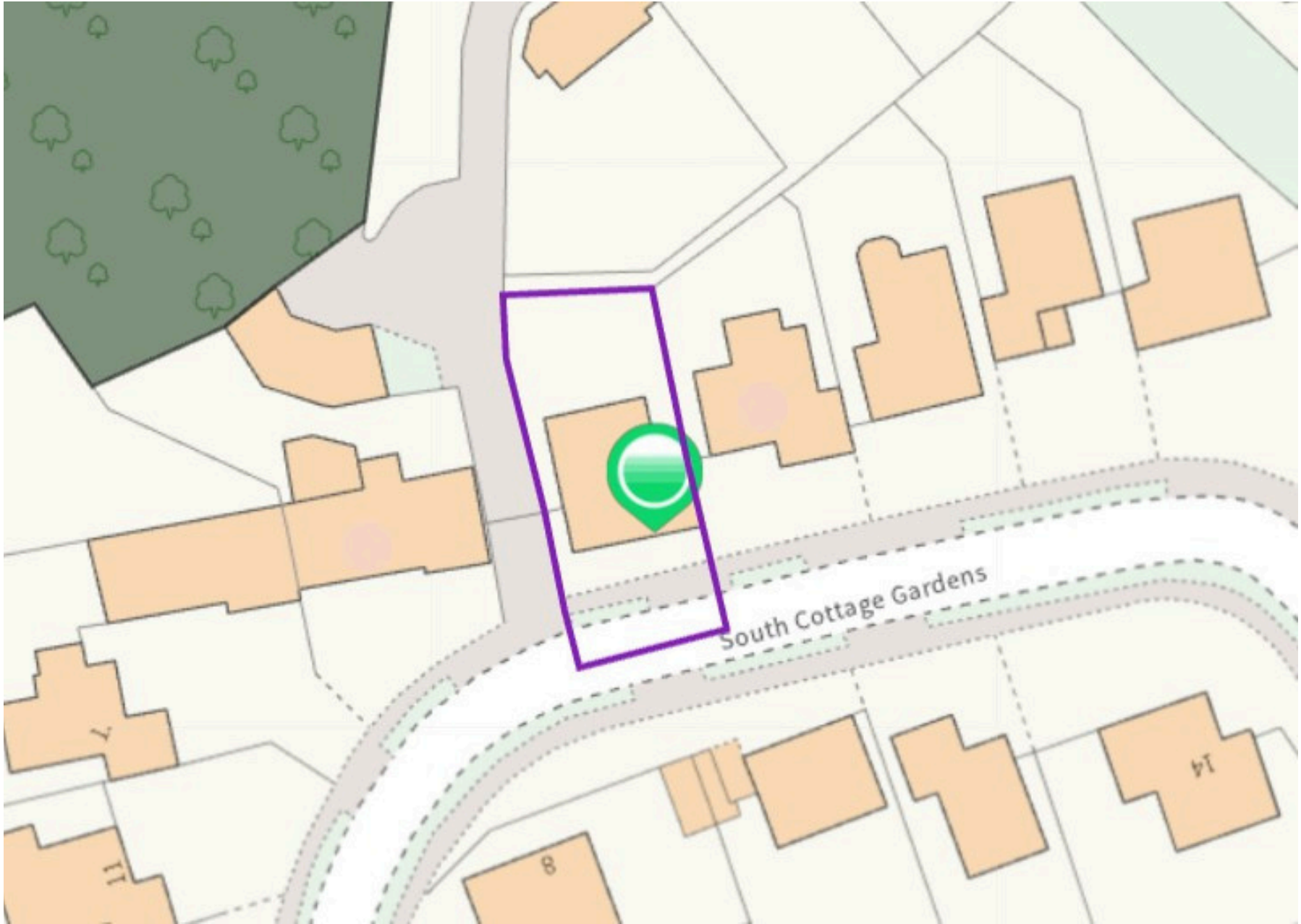


Floor 1





Boundary







Area Information

Named one of the happiest places to live, Chorleywood has many beautiful aspects, including rolling landscapes, thriving local businesses and much sought-after schooling. One of the main features within the village is Chorleywood Common, 200 acres of woodland and open countryside, home to a vast array of wildlife and a great spot for bike rides, dog walks and sporting events. At the heart of the village you will find a high street filled with a range of local businesses, from coffee shops like Roots, to the popular home store Lords. There are also a number of local pubs such as The Gate, The Rose and Crown and the Black Horse, offering locally sourced produce and a family friendly environment throughout the week. Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. This key link into central London enables commuters as well as day trippers to venture into the capital. The M25 motorway is only a 5 minute drive from the village and will take you to Heathrow airport in as little as 20 minutes. The village also benefits from outstanding primary schools including Chorleywood Primary and Christ Church C of E. One of the top public secondary schools in the area, St Clement Danes is also located in the village. The mixed academy school provides its pupils with top of the range facilities in sports, science and performance arts along with many others.

- 1 mile to Chorleywood Station
- 1 mile to Chorleywood High Street
- Nearest Motorway: 0.9 miles to M25

Local Authority: Three Rivers District Council

Council Tax: G

Approximate floor area: 1,809 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



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Contact Sewell & Gardner on 01923 776400 or sgsales@sewellgardner.com