



JOHN ROBERTS & Co  
estate agents



1 Sunshine Cottages, Chorleywood, WD3 5LU

Guide Price £925,000





# 1 Sunshine Cottages

Chorleywood, WD3 5LU

- EXCEPTIONAL THREE/FOUR BEDROOM FAMILY HOME
- OFF STREET PARKING FOR UP TO THREE CARS
- STUNNING OPEN PLAN KITCHEN/FAMILY ROOM
- BI-FOLD DOORS TO DELIGHTFUL REAR GARDEN
- UTILITY ROOM
- VERY CLOSE TO ST CLEMENT DANES SECONDARY SCHOOL
- TWO BATHROOMS & GROUND FLOOR CLOAKROOM
- SITTING/DINING ROOM WITH OPEN FIREPLACE
- STUDY/PLAYROOM/BEDROOM FOUR

An exceptional three/four-bedroom family home with an outstanding rear garden. Thoughtfully extended and stylishly updated with attention to detail, this delightful semi-detached house is full of character and light, and benefits from a driveway suitable for up to three vehicles. Offering well-balanced accommodation throughout, the property offers scope to create a fourth bedroom with en-suite facilities if desired.

Ideally situated just a few minutes' walk from the highly regarded St Clement Danes Secondary School, the property is also within a short distance of Chorleywood station, village shops, and the Common, perfectly placed for commuting and family life.

The ground floor comprises an entrance hall leading into a beautiful open-plan sitting/dining room with a feature open fireplace. The stunning contemporary kitchen/living/family room has a large skylight and bi-fold doors open seamlessly onto the charming patio and garden. Featuring Silestone worktops and island, an AEG double oven, an induction hob, extractor and integrated dishwasher.

The study/playroom room could work well as a fourth bedroom. There is also a separate utility/laundry room and a cloakroom.

To the first floor, the principal bedroom benefits from extensive fitted wardrobes, while two further double bedrooms also feature fitted storage. Two beautifully appointed shower rooms, and an airing cupboard complete the first floor.

The level rear garden has been expertly landscaped and is a particular feature of the property. Brick pathways, formal box hedging, a pond, and abundant mature planting and specimen trees combine to create an enviable outdoor retreat..



## 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 F: £3509.49 ( 2026/2027)

## TENURE

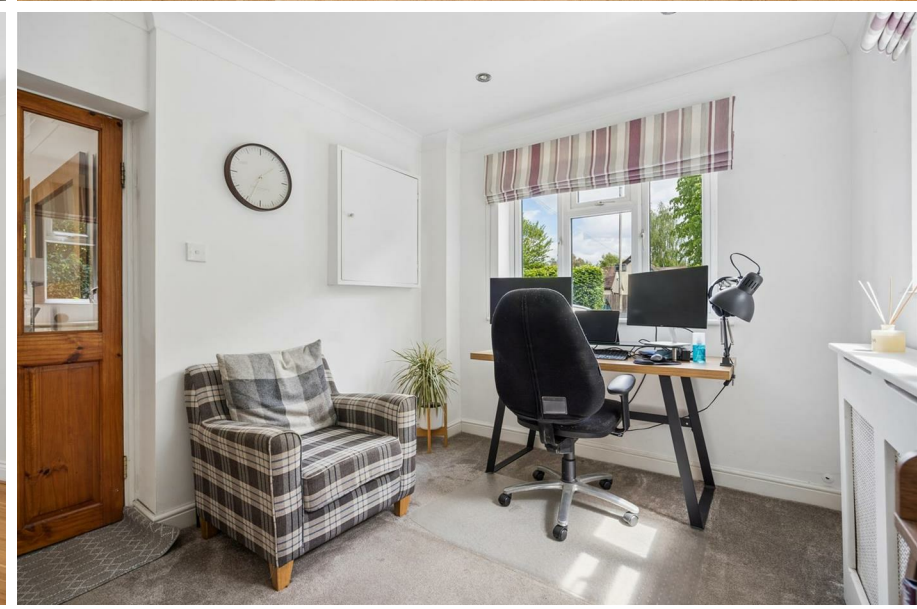
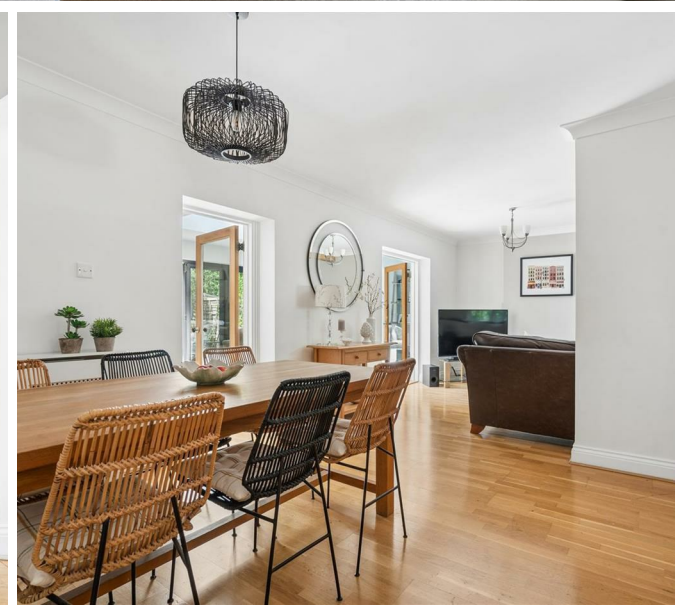
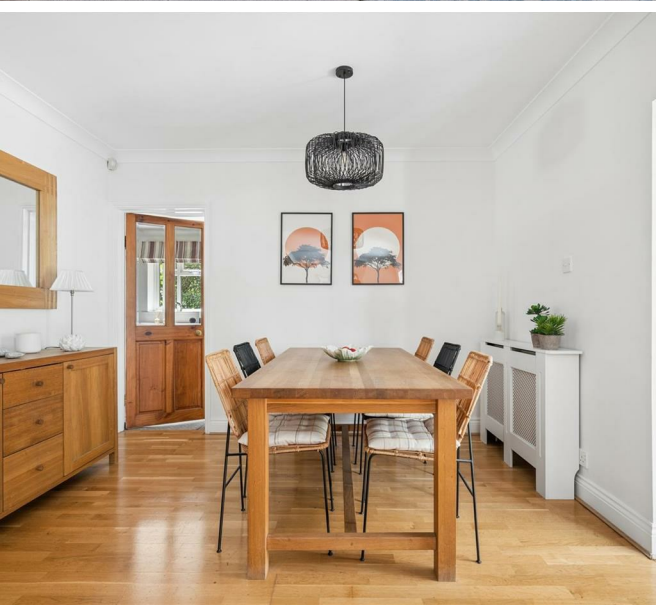
Freehold

## VIEWINGS

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

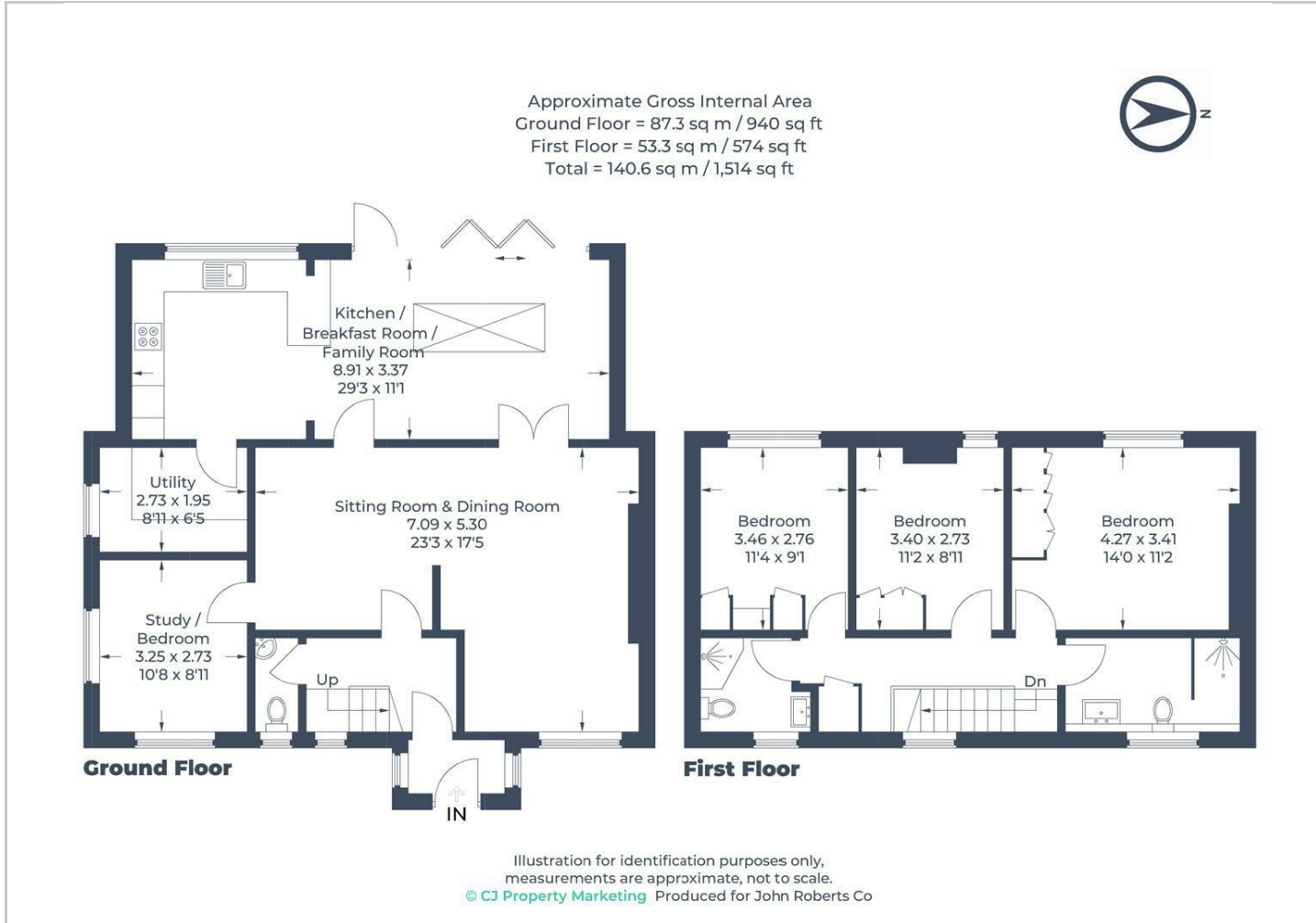
Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.



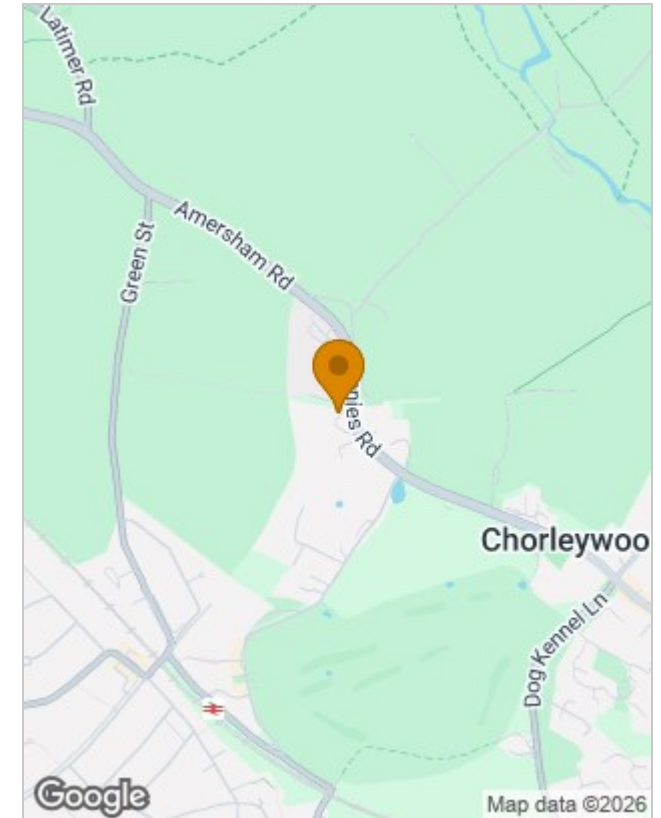




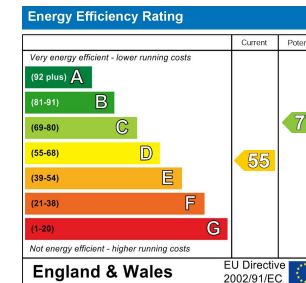
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.