



JOHN ROBERTS & Co  
estate agents



87

87 Lower Road, Chorleywood, WD3 5LA

£3,999 PCM



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# 87 Lower Road

Chorleywood, WD3 5LA

- DETACHED CHARACTER PROPERTY
- A LEVEL WALK TO THE VILLAGE SHOPS
- FULLY RE-FURBISHED
- SITTING ROOM
- AVAILABLE IMMEDIATELY
- VILLAGE CENTRE LOCATION
- OFF-STREET PARKING
- FOUR BEDROOMS & TWO BATHROOMS
- OPEN PLAN KITCHEN / DINING / FAMILY ROOM
- EPC RATING:E

Ardmore is a beautifully refurbished character home, offered to the market with the benefit of immediate availability. Ideally positioned in the heart of Chorleywood Village, the property is just a short, level walk from the village's shops, amenities, transport links, plus three primary schools and an outstanding high school.

The ground floor features a welcoming entrance hall, a comfortable sitting room, a spacious open-plan kitchen, breakfast and family room, and a convenient guest WC.

On the first floor, the accommodation comprises a generous principal bedroom with en-suite shower room, two further double bedrooms, a single bedroom, and a well-appointed family bathroom.

Outside, the property benefits from off-street parking for several vehicles. A raised decking area provides an excellent space for outdoor dining and entertaining, with steps leading down to an attractive lawned garden.

This charming home combines character, modern living, and a highly desirable village location, making it an excellent choice for families and professionals alike.



## 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:

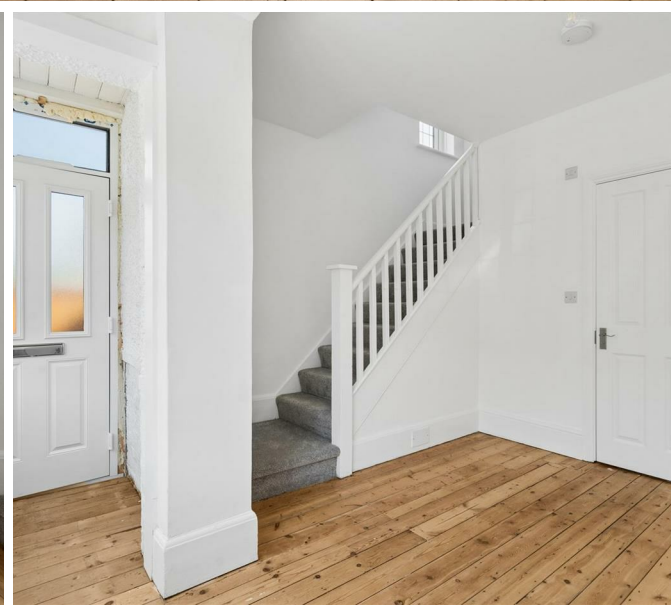
By appointment only please via the Letting Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm. 01924 777747

## COUNCIL:

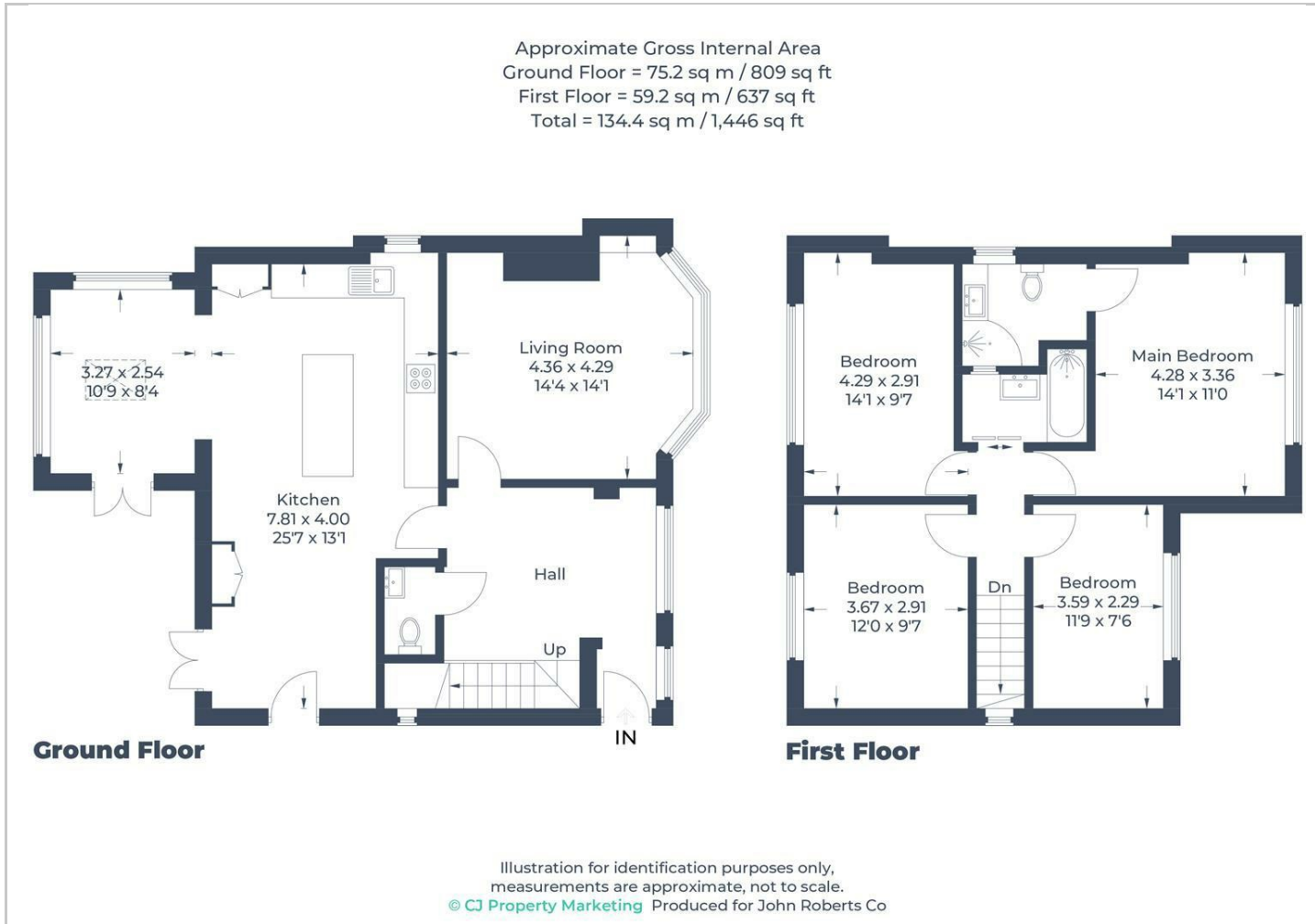
Three Rivers DC







## Floor Plans



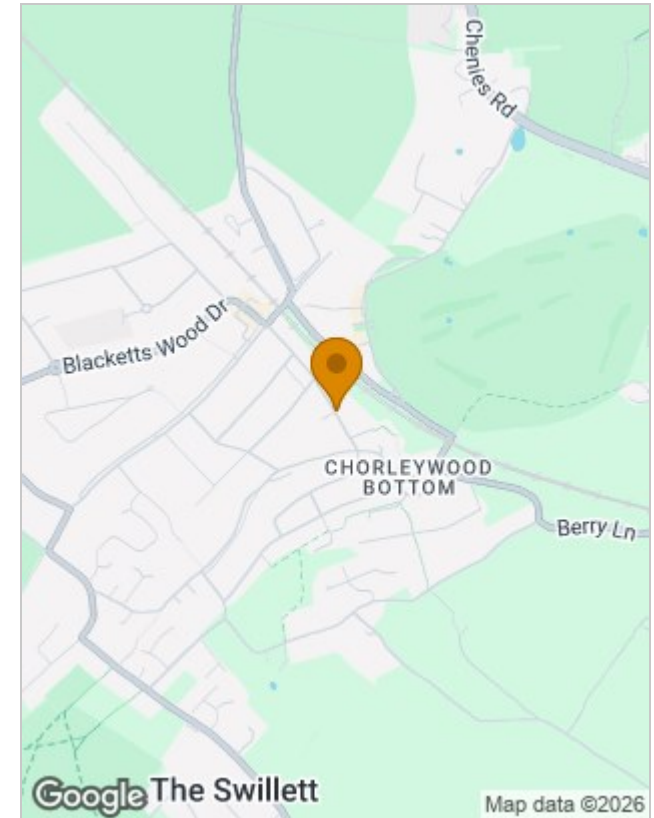
## Viewings

Please contact our Chorleywood Lettings Office on 01923 777747 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.

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## Location Map



## Energy Performance Graph

