



JOHN ROBERTS & Co
estate agents



9 Gate Cottages, Chorleywood, WD3 5LW

Guide Price £475,000





9 Gate Cottages

Chorleywood, WD3 5LW

- HIGHLY DESIRABLE PERIOD COTTAGE OVERLOOKING THE COMMON
- CHARMING RECEPTION ROOM WITH BESPOKE CABINETRY
- FITTED KITCHEN WITH APPLIANCES
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ON-STREET PARKING
- WALKING DISTANCE TO THE VILLAGE & STATION
- TWO DOUBLE BEDROOMS, ONE WITH OUTSTANDING VIEWS
- GROUND FLOOR BATHROOM
- DELIGHTFUL COTTAGE-STYLE GARDEN WITH SUMMERHOUSE/OFFICE

A beautiful mid-terrace period cottage nestling an enviable position with delightful views across Chorleywood Common. This attractive two-bedroom home is ideally located within walking distance of the village centre, railway station and popular local schools, with excellent transport links nearby.

Thoughtfully arranged to make the most of the available space, the property combines period charm with practical living space for a single person, couple or those looking to downsize.

The front door opens into a cosy reception room, featuring a striking antique fireplace (decorative, for ethanol flame use only). Bespoke painted storage cupboards sit to either side, while cleverly designed doors conceal the television above the fireplace when not in use.

The fitted kitchen offers a range of wall and base units, a freestanding stainless steel gas cooker and tiled flooring. A useful adjoining lobby provides a dedicated laundry area, with space and plumbing for a washing machine, together with a worktop and overhead storage and side door to the garden.

The ground floor bathroom is fitted with a white suite, with a shower over the bath and partly tiled walls.

Carpeted stairs lead to the first floor, where there are two double bedrooms. The principal bedroom offers outstanding views across Chorleywood Common, while the second bedroom overlooks the rear garden and benefits from a built-in cupboard. Loft access leads to a fully boarded loft, which also houses the combination boiler.

To the rear, the garden provides a private decked patio area, lawn and well-stocked flower beds with attractive cottage planting. A summerhouse with power, is an ideal a garden office, hobby room or additional storage. A shared right of way runs along a pathway from the rear garden towards the front of the property. Parking is on the street outside.



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

COUNCIL TAX

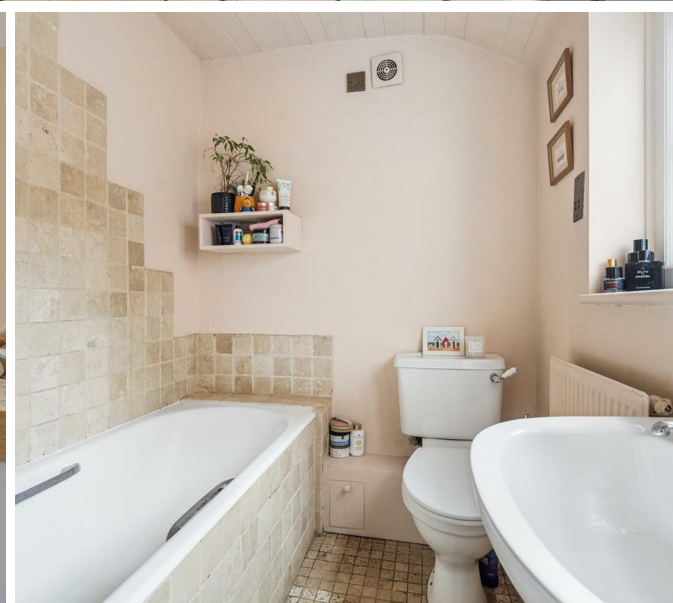
Three Rivers District Council - Band E : £2969.57

VIEWINGS

By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

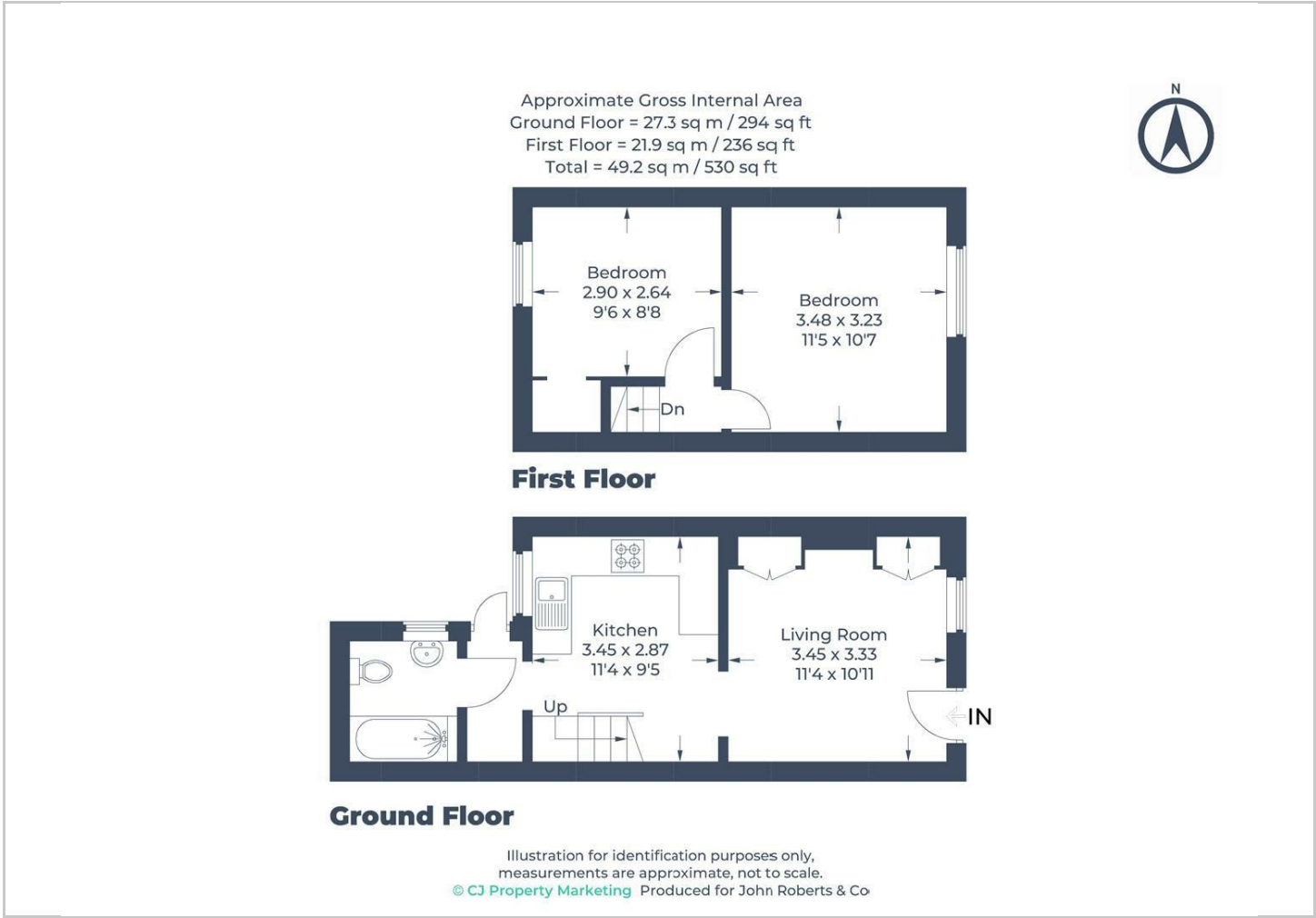
Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.







Floor Plans



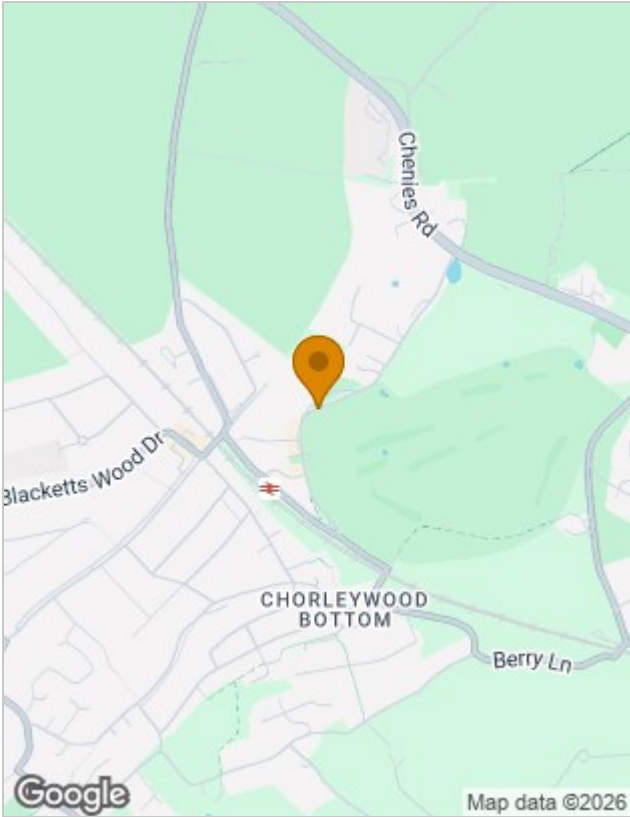
Viewings

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.

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Location Map



Energy Performance Graph

