



JOHN ROBERTS & Co  
estate agents



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**FOR SALE**  
01923 285123  
www.johnroberts.co.uk

9 Capell Way, Chorleywood, WD3 5JA

Guide Price £670,000



3



1



2



D



# 9 Capell Way

Chorleywood, WD3 5JA

- THREE BEDROOM 1920'S SEMI-DETACHED PROPERTY
- POTENTIAL TO EXTEND (STPP)
- BRICK BUILT OUTSIDE STORE
- CLOSE TO SOUGHT-AFTER SCHOOLING
- NO ONWARD CHAIN
- CHORLEYWOOD VILLAGE LOCATION
- UPSTAIRS BATHROOM
- OFF-STREET PARKING
- DELIGHTFUL REAR GARDEN
- EPC: D

A three-bedroom semi-detached property just a short walk from the centre of the village and station.

Built in the 1920's this charming house is full of character and has a delightful, secluded garden and off-street parking. There is ample space to the side to extend and update (STPP) offering an opportunity to create a beautiful home in a desirable location, close to highly regarded schooling.

The current owners have enjoyed living in the property for over thirty years. To the front is a lawned garden. The entrance leads into a lobby with space for coat storage, with an additional internal door to the hallway.

There is a living /dining room with sliding doors to the rear garden and the kitchen with a built-in electric oven will include the slimline dishwasher, washing machine and fridge freezer. There is also a door providing access to the garden. A useful walk-in under stairs cupboard completes the ground floor.

The first floor has three bedrooms and a bathroom and there is loft access.

The large rear garden is mainly laid to lawn and mature evergreen trees afford year-round privacy. A brick outbuilding to the side provides useful additional storage with potential for other uses. The spacious driveway could be extended to provide an additional parking space if required.

No onward chain.



## SITUATION

This property enjoys just a short walk to Chorleywood village centre, with its varied shopping facilities, coffee shops, doctors surgeries, dentist, library 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.

## TENURE

Freehold

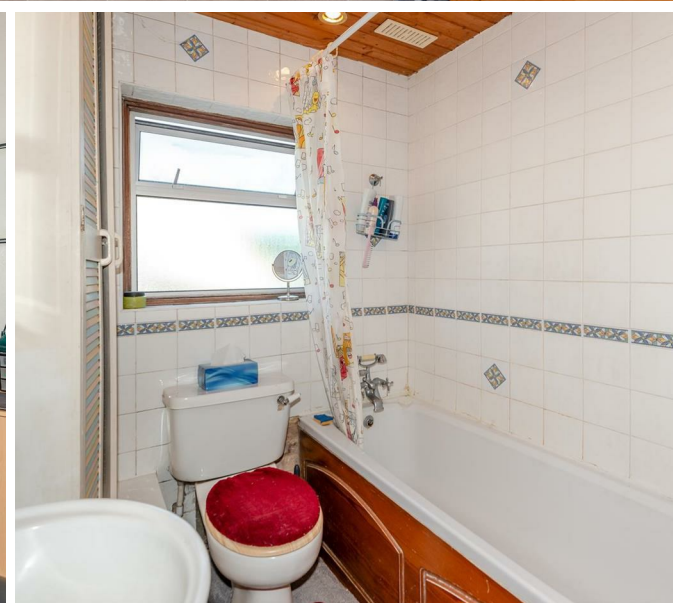
## COUNCIL

Three Rivers District Council Band D : £2316.10

## VIEWINGS

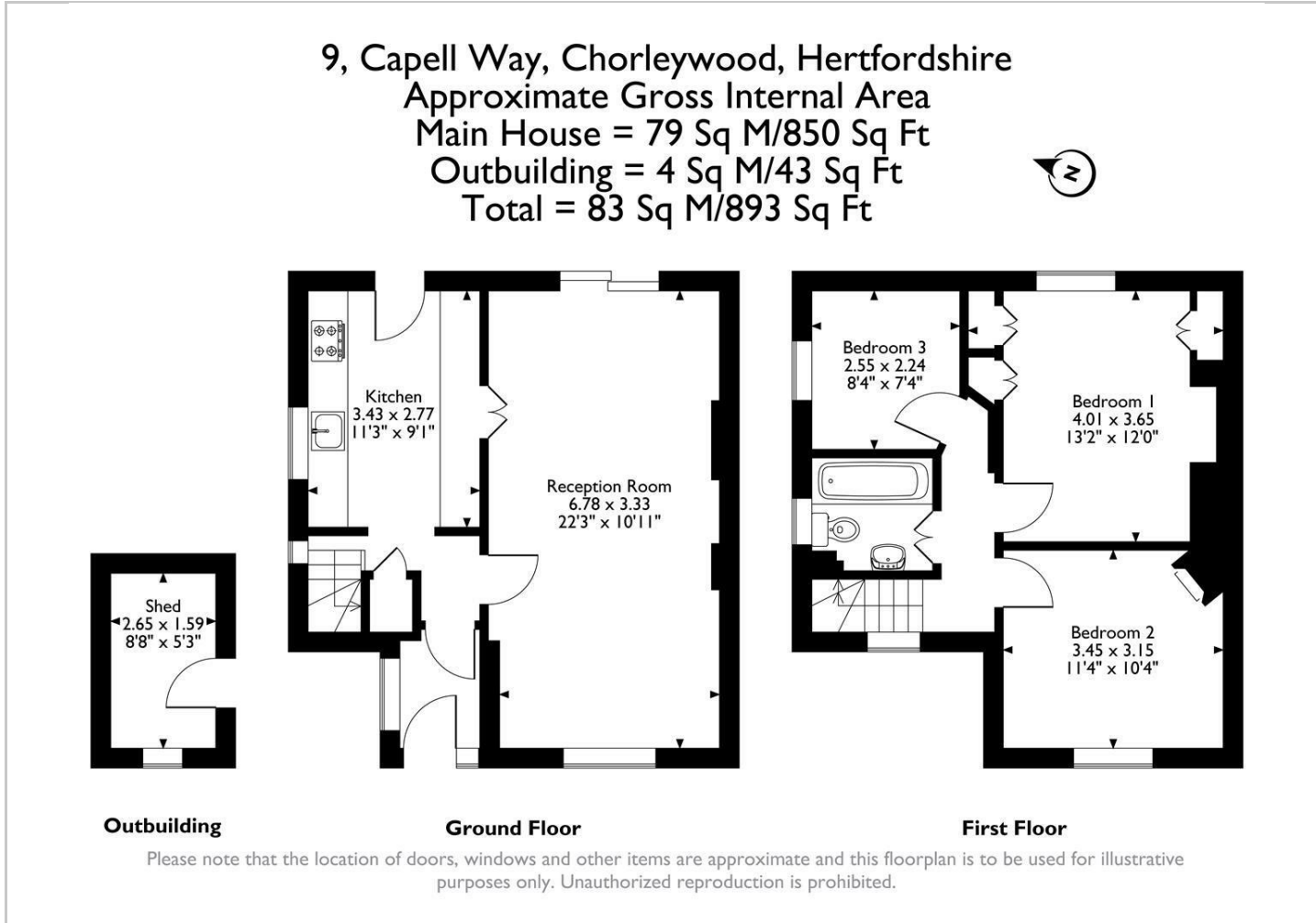
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.







## Floor Plans



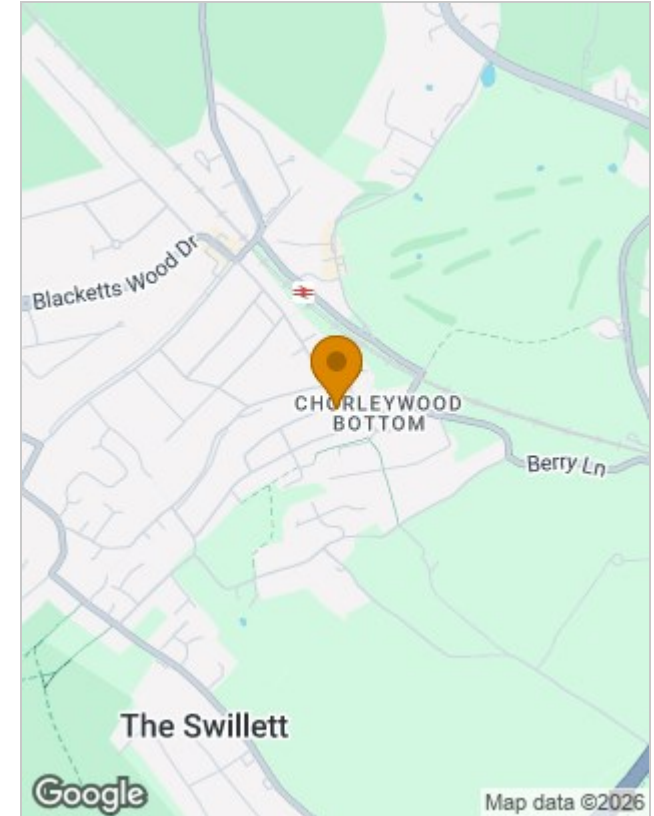
## Viewings

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

