JOHN ROBERTS & Co
estate agents

91 Whitelands Avenue, Chorleywood, WD3 5RQ

Guide Price £1,150,000

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91 Whitelands Avenue

Chorleywood, WD3 5RQ

- WELL PRESENTED SEMI-DETACHED FAMILY HOME WITH GARAGE
- SITTING/DINING ROOM
- FAMILY ROOM WITH DOORS TO THE REAR GARDEN
- TWO BATHROOMS
- NO ONWARD CHAIN
- BEAUTIFUL SOUTH FACING REAR GARDEN WITH DIRECT ACCESS TO WOODLAND.
- BESPOKE SOLID WOOD KITCHEN WITH WALK-IN PANTRY
- FIVE BEDROOMS (THREE DOUBLE)
- CLOAKROOM AND SEPARATE UTILITY ROOM
- EPC: D

An immaculate five-bedroom semi-detached family home, ideally located within walking distance of Chorleywood village, the station and highly regarded schools for all ages. Thoughtfully extended and beautifully presented throughout, this exceptional home offers spacious and versatile living accommodation.

The ground floor is centred around a stunning kitchen/dining/family room, featuring a bespoke solid wood kitchen complemented by elegant granite worktops and a walk-in pantry. The adjoining dual-aspect family area benefits from rooflights and doors opening onto the rear garden, flooding the space with natural light and creating a perfect hub for modern family living.

In addition, there is a generous open-plan sitting and dining room with an open working fireplace and direct access to the garden, ideal for both relaxing and entertaining. A separate utility room and cloakroom complete the ground floor.

Upstairs, the first floor offers five beautifully presented bedrooms., three double. The principal bedroom is particularly impressive with a striking double-height beamed ceiling and delightful views over the garden. There is a well-appointed family bathroom and a separate shower room.

To the rear, the charming garden is predominantly laid to lawn, bordered either side with flower beds and a variety of mature shrubs and trees, offering privacy and year-round interest. A stylish slate-roofed garden outbuilding, ideal for a home office / gym and an additional shed provide excellent storage, while a gate at the end of the garden offers direct access to woodland beyond.

To the front, a gravel driveway provides off-street parking for up to two vehicles, complemented by a pretty lawned garden, a single garage, and convenient side access to the rear.

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SITUATION

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.

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.

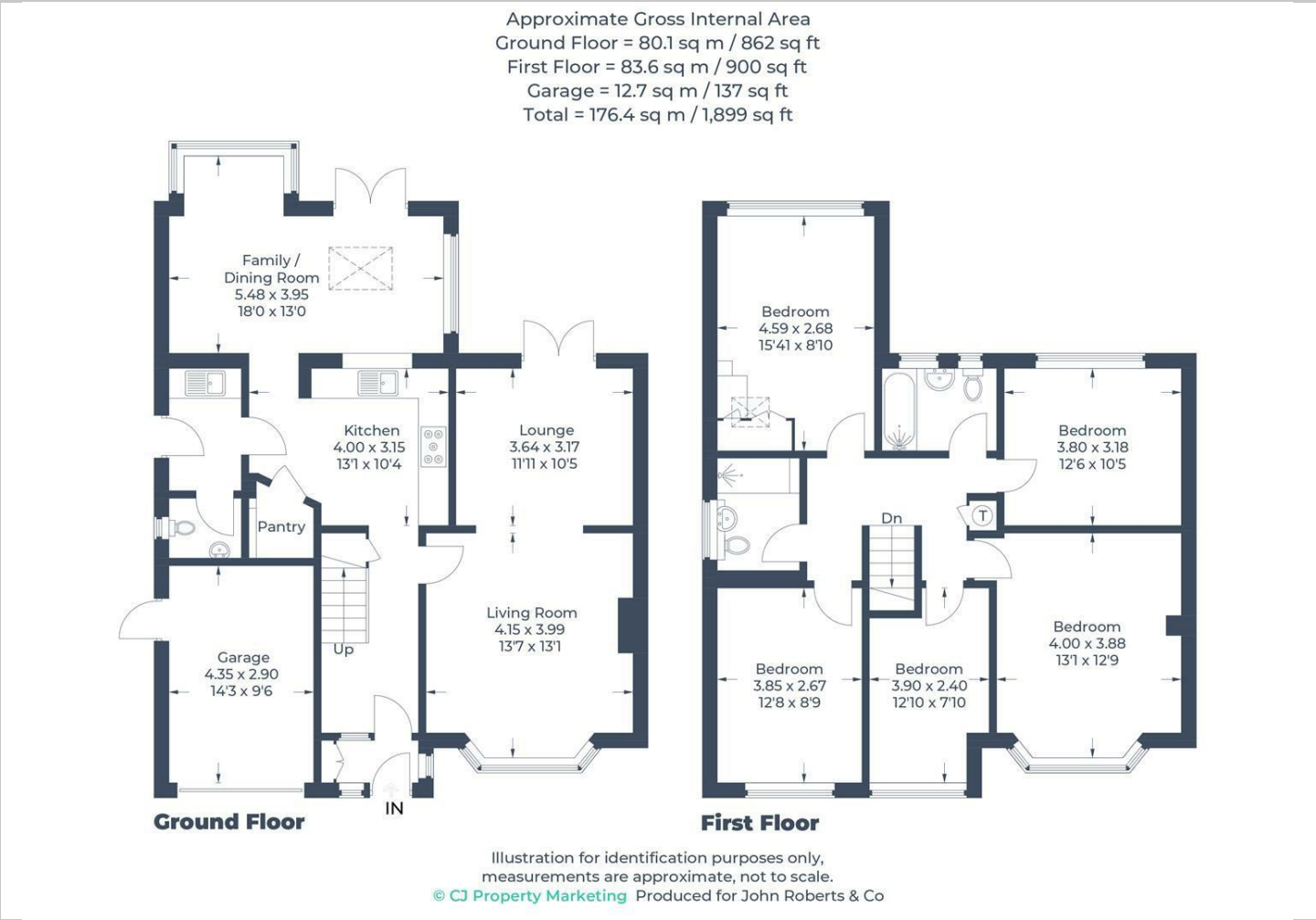
TENURE

Freehold

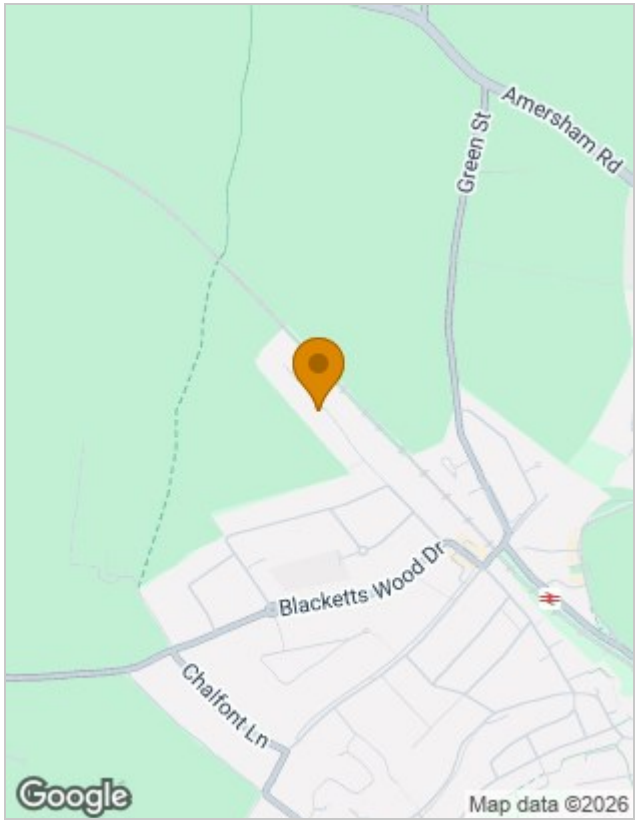
COUNCIL TAX

Three Rivers District Council Band F £3509.49

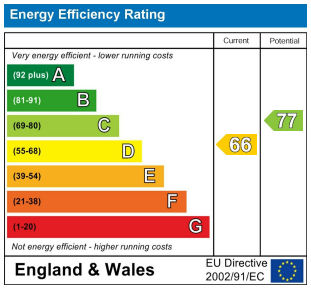
Floor Plans



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.

47B Lower Road, Chorleywood, Hertfordshire, WD3 5LQ
Tel: 01923 285 123 Email: james.newman@johnroberts.co.uk https://www.johnroberts.co.uk