



JOHN ROBERTS & Co  
estate agents



95 Lower Road, Chorleywood, WD3 5LA

Guide Price £950,000



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# 95 Lower Road

## Chorleywood, WD3 5LA

- CHARACTER PROPERTY OF APPROX 1,962 SQ FT
- THREE FURTHER BEDROOMS AND A NURSERY / STUDY
- SITTING ROOM WITH FEATURE FIRE PLACE
- VILLAGE CENTRE LOCATION
- PRIVATE GARDEN WITH SHED
- PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- KITCHEN / BREAKFAST ROOM WITH GAS FIRED AGA
- SNUG WITH MEDIA WALL
- CLOAKROOM, BATHROOM AND SHOWER ROOM
- EPC RATING: D

Built in the early 1900s, this charming four/five-bedroom character property is located on Lower Road in the heart of Chorleywood Village. Previously extended and thoughtfully updated, the home offers spacious and versatile accommodation throughout. In total, the property measures approximately 1,962 sq ft and is arranged over three floors.

St Margaret briefly comprises an entrance hallway, downstairs cloakroom, elegant sitting room with a bay window and striking feature fireplace, and a cosy snug with a contemporary media wall. Steps lead down to a spacious and well-equipped kitchen/breakfast room with two sets of double doors opening onto the rear patio and garden. Undoubtedly the heart of the home, the kitchen features a gas-fired Aga, granite worktops, and ample space for dining and entertaining.

To the first floor is the principal bedroom with built-in wardrobes and en-suite bathroom, alongside two further double bedrooms, a study/nursery, and a modern family bathroom. The second floor provides an additional bedroom and separate shower room, ideal for guests or older children.

Externally, the property benefits from a private rear garden with patio seating area, garden shed, and rear gate access.

Early viewing is highly recommended to fully appreciate the character, space, and flexibility this deceptively spacious family home has to offer.



### 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:

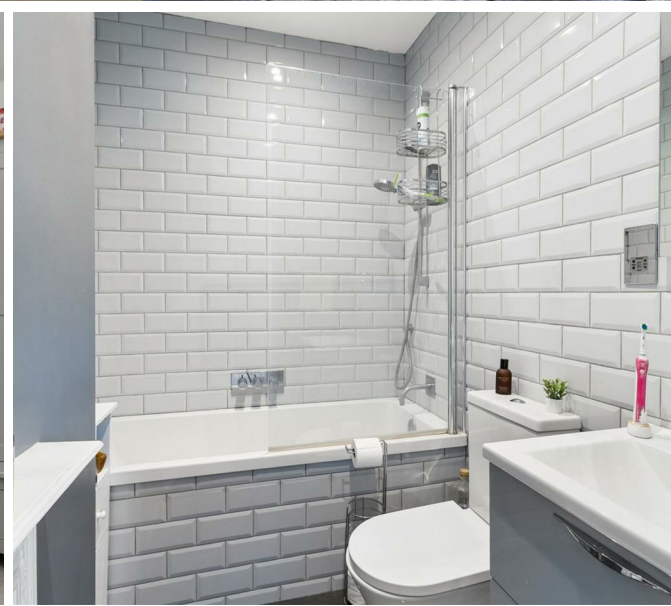
Three Rivers District Council: Band F - £3,509.49

### 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.



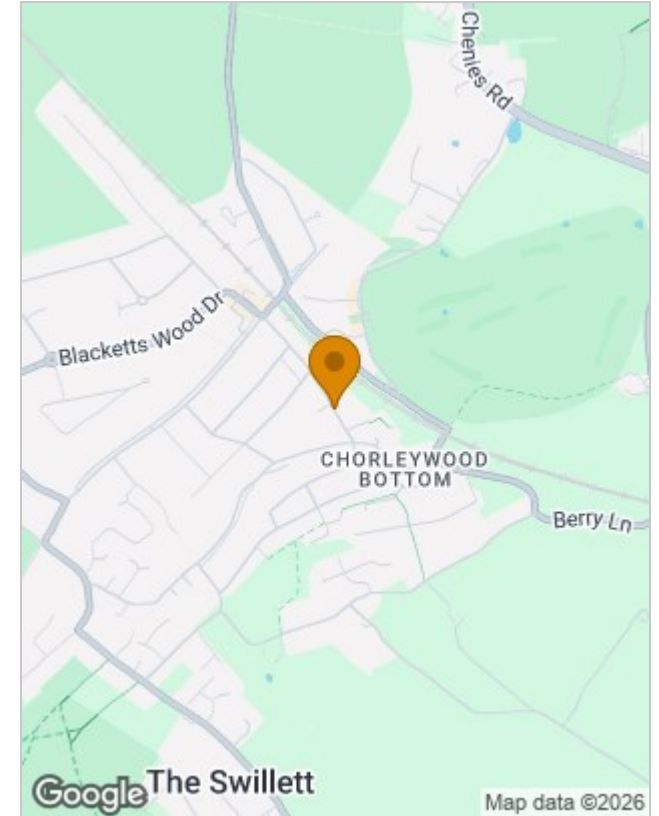




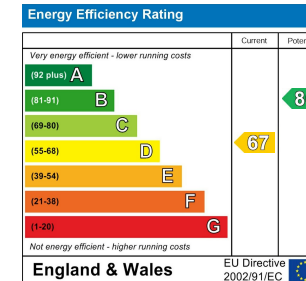
## Floor Plans



## 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.