



WELL PRESENTED THREE BEDROOM HOME IN THE CENTRE OF CHORLEYWOOD

Whitelands Avenue, Chorleywood, Hertfordshire, WD3 5RD

ROBSONS

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**KITCHEN/BREAKFAST ROOM • RECEPTION
ROOM • DINING ROOM • GUEST
CLOAKROOM • THREE GOOD SIZED
BEDROOMS • BATHROOM • SEPARATE WC
• INTEGRAL GARAGE • OWN DRIVEWAY •
ATTRACTIVE REAR GARDEN**

Description

This well presented and spacious three bedroom family home is situated within easy reach of Chorleywood shops and train station and provides an opportunity to further extend (STPP).

The welcoming entrance hall leads to the principal living rooms, to include the reception room with an open fireplace and the dining room with French doors opening to the rear garden. The kitchen/breakfast room has ample wall and base units with an electric double oven, a gas hob and space for appliances, together with a breakfast bar.

The ground floor is completed by a guest cloakroom, an understairs cupboard and access to the integral garage.





To the first floor is the principal bedroom with fitted wardrobes, bedroom two, which also has fitted wardrobes and the third bedroom. The first floor is completed by a fully tiled family bathroom that has under sink storage and a shower above the bath, together with a separate WC.

The property has a pretty front garden with a driveway leading to the integral garage, providing off street parking. Side access leads to the beautiful rear garden which is mainly laid to lawn with mature hedge and fenced borders, shrubs and two garden sheds.

Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

Additional Information

Tenure: Freehold

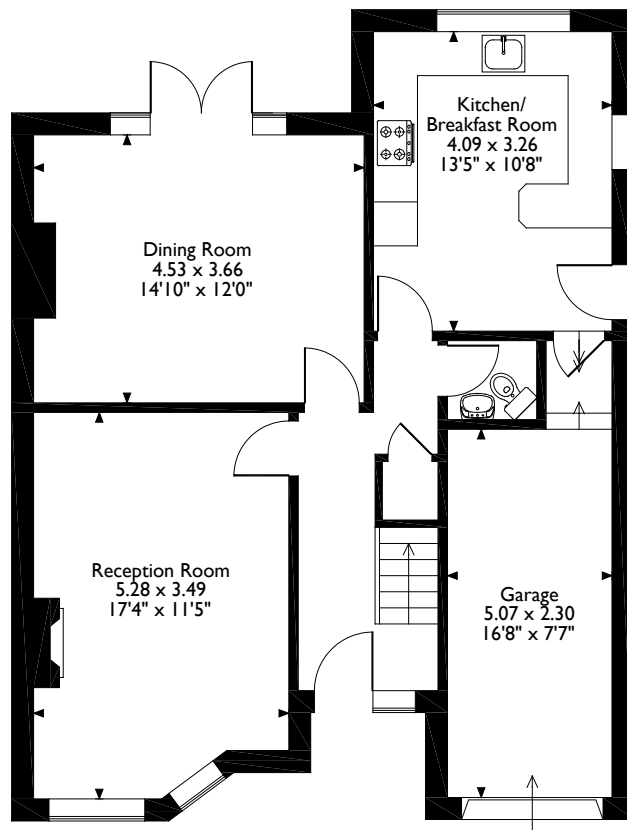
Local Authority: Three Rivers District Council

Council Tax: Band F

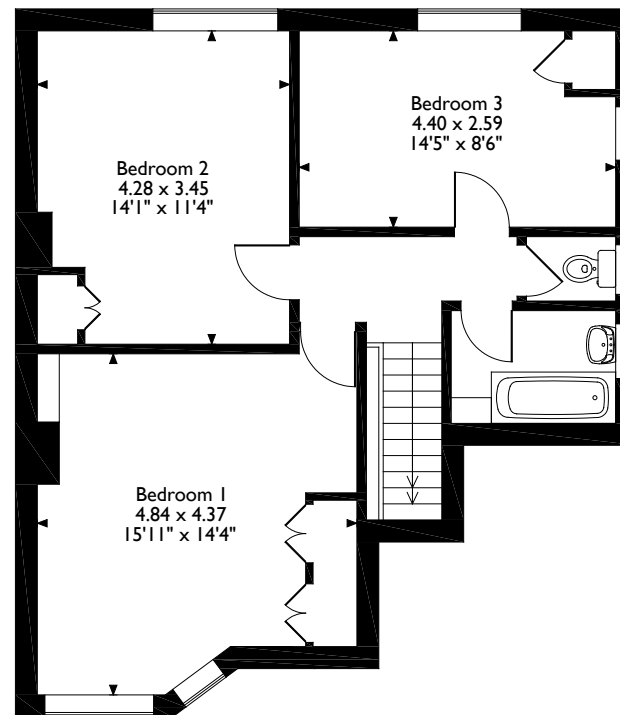
Energy Efficiency Rating: Band E



Whitelands Avenue Chorleywood
 Approximate Gross Internal Area
 Main House = 119 Sq M/1281 Sq Ft
 Garage = 11 Sq M/118 Sq Ft
 Total = 130 Sq M/1399 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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