



Greenbury Close

Chorleywood, WD3

binks
estate agent

{ The Particulars

Greenbury Close
Chorleywood, WD3

Guide Price: £925,000
Freehold

 **4 Bedrooms**
 **1 Bathrooms**
 **2 Receptions**

Features

- Detached chalet style home
- Opportunity for modernisation improvement and extend subject to planning
- Four generously proportioned bedrooms
- Two reception rooms
- Garage and driveway
- Front and rear gardens
- Level plot with rear access to Green Street
- Desirable cul-de-sac location
- Elevated prime location in Chorleywood close to the station, local amenities, and reputable schools
- Chain free
- EPC: E

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The Property

Positioned in a quiet residential cul-de-sac location is this detached chalet style property. Located in an elevated position close to local amenities, Chorleywood Metropolitan line station and schools. The property would benefit from modernisation and improvement which would create a lovely family home.

Entrance Porch with cupboard, spacious entrance hallway with stairs to first floor. Living room overlooking the rear gardens with fireplace and picture rails, dining room also with garden views. The kitchen is fitted with a range of wall and base units, free standing appliances and a door to the side.

There are two bedrooms to the ground floor, both with fitted wardrobes. Downstairs is a fully tiled shower room with WC and wash hand basin.

To the first floor are two double bedrooms both with large, fitted cupboards, shelves, and a separate WC with wash hand basin. Eaves storage.

The property is on a good size plot. To the front there are lawned gardens, driveway with parking for several cars. There is an attached garage and studio and side access to the rear.

The rear garden is well maintained, mainly laid to lawn with mature trees, plants, shrubs, two sheds, greenhouse and gated rear access to Green Street.

The property has been in the same ownership since it was built in 1951 and is offered to market chain free.

Location

Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. In addition, there is a Community Library, two doctors' & dentists' surgeries. There is an excellent range of schooling for all ages nearby in both the private and state sectors. Chorleywood Metropolitan/Chiltern Line Station offers a 35minute service into central London. The nearby M25 (Junctions 17 & 18) gives access to the airports and the national motorway network.

Costs

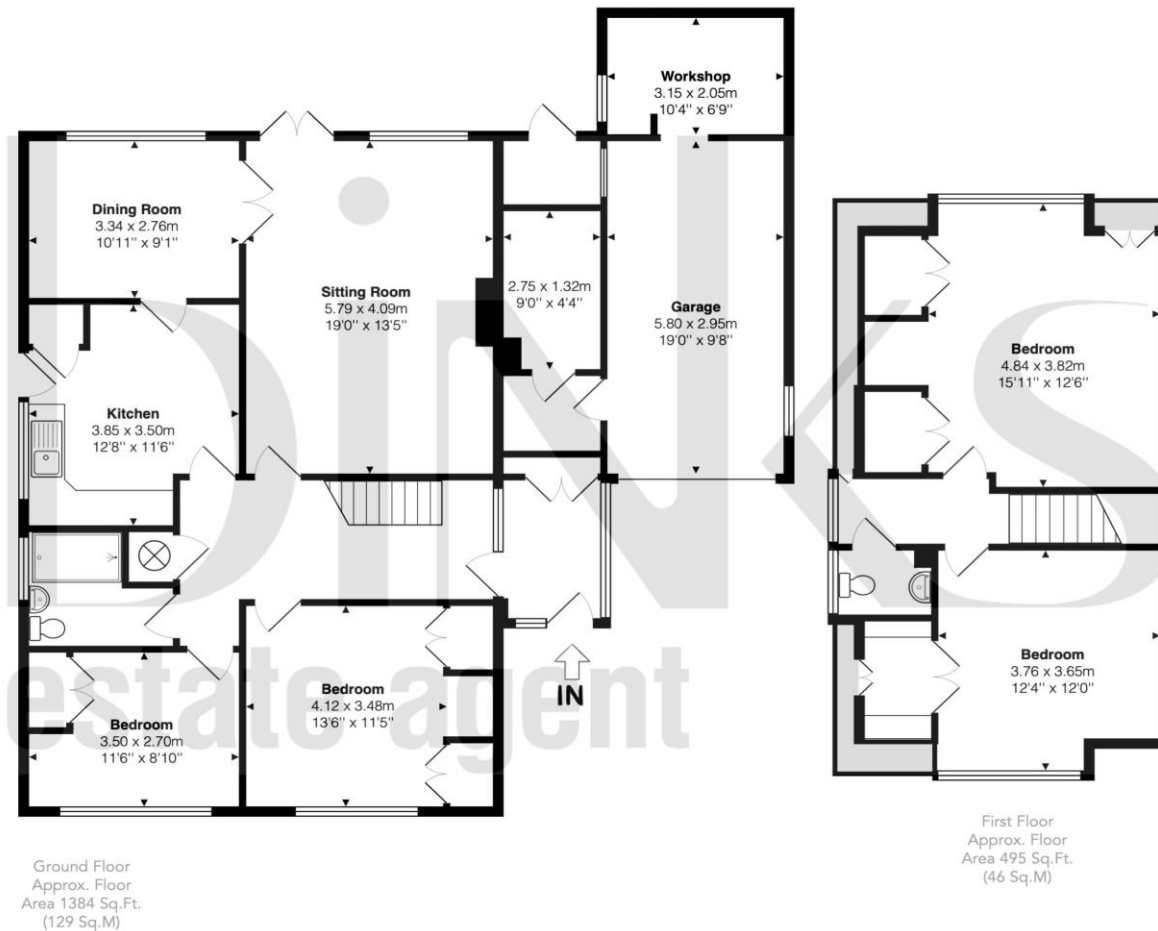
Council Tax – Three Rivers District Council – Band G
£3,514.64 (for the period 2023-2024)

{ Rare opportunity to purchase this four bedroom detached chalet style property which offers superb potential to create a beautiful family home. Situated in an elevated position in Chorleywood, this home is conveniently located within a short walking distance of the station, local shops, and highly regarded schools.

Greenbury Close, Chorleywood, Hertfordshire, WD3 5QT

Approx. Gross Internal Area

175 Sq M – 1879 Sq Ft



For Clarification

We wish to inform prospective purchasers that we have not prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc.

Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given.

