



Greenbury Close

Chorleywood, WD3

binks
estate agent

{The Particulars

Greenbury Close
Chorleywood, WD3

Guide Price: £849,950
Freehold

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

Features

- Four bedrooms
- Detached Bungalow
- Two reception rooms
- Two bathrooms
- Rear garden with elevated patio area
- Basement storage
- Double length garage
- Popular cul-de-sac location
- Chain Free
- EPC: F

Binks Estate Agents
Rickmansworth Road
Chorleywood, WD3 5SE
01923 282244
sales@binksweb.com
www.binksweb.com

The Property

Four-bedroom detached chalet bungalow situated in a quiet cul-de-sac position, ideally located for local amenities, Chorleywood Metropolitan line station and highly regarded schools.

Large entrance hallway with pine panelling, understairs storage cupboard and airing cupboard.

Dual aspect living room with brick-built fireplace and gas fire, arch to dining area with French doors to the raised patio area and garden.

The kitchen is fitted with a range of wall and base units, built-in gas hob, built-in oven and hob, sink, free standing fridge/freezer and dishwasher. Side access door to garage.

The ground floor also comprises of two bedrooms, a separate WC, and a bathroom with bath and separate shower cubicle.

To the first floor are two further bedrooms and a bathroom with wash hand basin, bath and WC.

The property has a large double length garage with up and over doors and a door to the garden.

The front garden has a variety of plants and shrubs and driveway parking.

The rear garden is mainly laid to lawn with a lower patio area and a raised patio area with views over Chorleywood. There are a number of mature trees, plants and shrubs and a disused pond. From the rear garden there is access to the basement storage area.

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

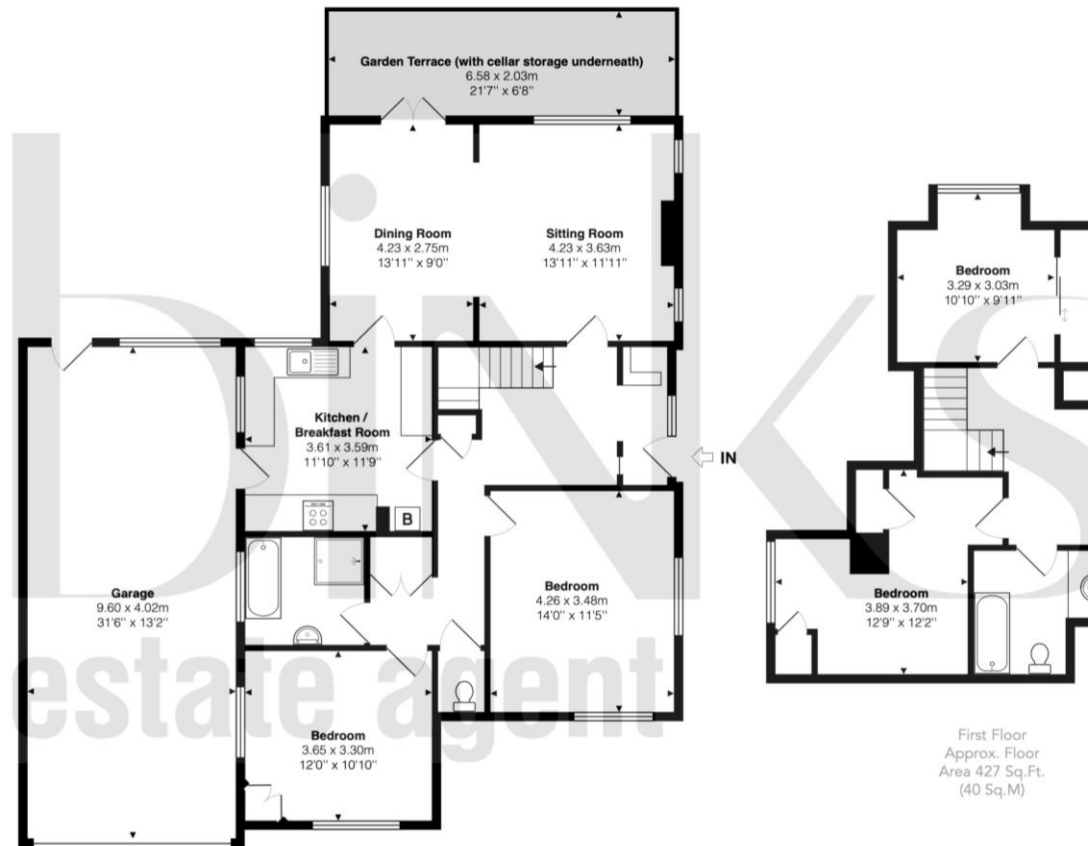
Council Tax – Three Rivers District Council – Band G
£3,677.94 (For the period 2024-2025)

{ Detached chalet bungalow nestled in a popular residential location close to local amenities, transport links and esteemed schools. This four-bedroom versatile family home has been in the same ownership since built and offers tremendous scope for modernisation and improvement.

Greenbury Close, Chorleywood, Buckinghamshire, WD3 5QT

Approx. Gross Internal Area

175 Sq M – 1882 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.

