



Whitelands Avenue

Chorleywood, Hertfordshire, WD3

binks
estate agent

{ The Particulars

Whitelands Avenue
Chorleywood, Hertfordshire, WD3

Guide Price: £895,000
Freehold

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

Features

- Extended semi-detached house
- Popular location close to local amenities
- Four bedrooms
- Three reception rooms
- Bathroom and shower room
- Fitted Kitchen
- Attractive rear gardens with Woodland Access
- Garage and driveway
- Chain free | Could benefit from modernisation
- EPC: C

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The Property

This four-bedroom bay fronted semi-detached family home is situated in a quiet position on this popular road. The property has been extended but offers potential for further extension and improvement (STP).

Ground floor accommodation comprises of an entrance, hallway, living room with bay window that is open to the dining room and through to the conservatory. There is a fitted kitchen and a downstairs WC.

Upstairs there are four bedrooms, a bathroom and separate shower room.

Externally the property has a paved front garden and driveway parking leading to the garage.

The rear garden is mainly laid to lawn with a good size patio area and lots of mature plants, shrubs and trees. There is gated access to the rear directly into Carpenters Wood.

Located in a sought-after area, this property offers easy walking access to local amenities, schools (including The Russell School and St Clement Danes School), and transport links, making it an ideal choice for those looking for a family home in a convenient location.

Extended bay fronted semi-detached home in a desirable position on Whitelands Avenue backing onto Carpenters Wood. This four-bedroom family home has two reception rooms, conservatory and kitchen. There is a downstairs WC and upstairs bathroom and shower room. The property has an attractive, level rear garden, garage and driveway. There is scope for additional extension and improvement (STP), and it is offered to the **market chain free**.

Location

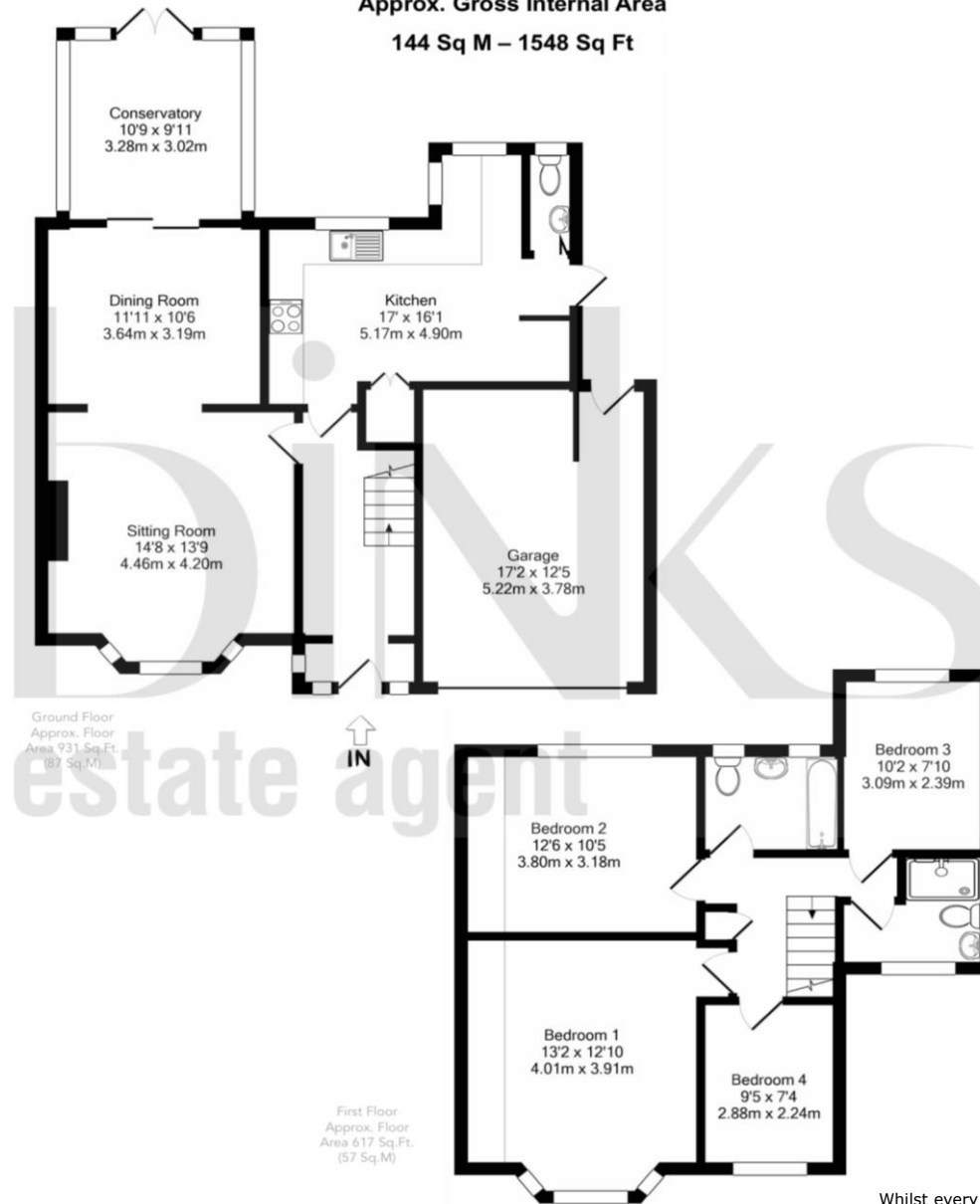
Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. In addition, there is a Community Library, two doctors' & dentists' surgeries. There is an excellent range of schooling for all ages nearby in both the private and state sectors. Chorleywood Metropolitan/Chiltern Line Station offers a 35 minute 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 F -
£3,187.56 (for the period 2024-2025)

**Whitlands Avenue, Chorleywood, Rickmansworth,
Hertfordshire, WD3 5RQ**

**Approx. Gross Internal Area
144 Sq M – 1548 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.

