



Whitlands Avenue

Chorleywood, WD3

binks
estate agent

{ The Particulars

Whitelands Avenue
Chorleywood, WD3

Guide Price: £975,000
Freehold

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

Features

- Detached Chalet family home
- Three double bedrooms
- Two reception rooms
- Family bathroom and en-suite
- Living room and dining room
- Modern fitted kitchen with appliances
- Rear garden
- Off street parking for several cars
- Close to station and shops
- EPC: E

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

The Property

Positioned in the sought-after Whitelands Avenue, this beautifully presented detached chalet bungalow offers flexible living spaces designed to a high standard.

Upon entering, you have a spacious entrance hallway leading to a convenient downstairs WC. The ground floor features a comfortable bedroom with built-in cupboard. There is a modernised kitchen fitted with a range of matching units, worktops and built-in appliances including a Quooker tap.

The living room, complete with a wood-burning stove, provides a cozy retreat with doors to the garden and opens up to a charming dining room, ideal for entertaining.

Upstairs, the first-floor landing leads to two good sized double bedrooms, both featuring built-in wardrobes.

The main bedroom has a fully tiled en-suite shower room, while the family bathroom offers a luxurious roll-top bath, perfect for unwinding.

Externally the property has a good-sized rear garden, mostly laid to lawn and direct access to walks in Carpenters Wood. There are two sheds and a tiered patio area.

At the front, there is ample off-street parking for several vehicles, making this an ideal home for families or those looking for a peaceful yet conveniently located residence.

{ Detached Chalet style house in a desirable position on Whitelands Avenue. This three double bedroom home offers versatile living accommodation and further scope to extend (STP).

Location

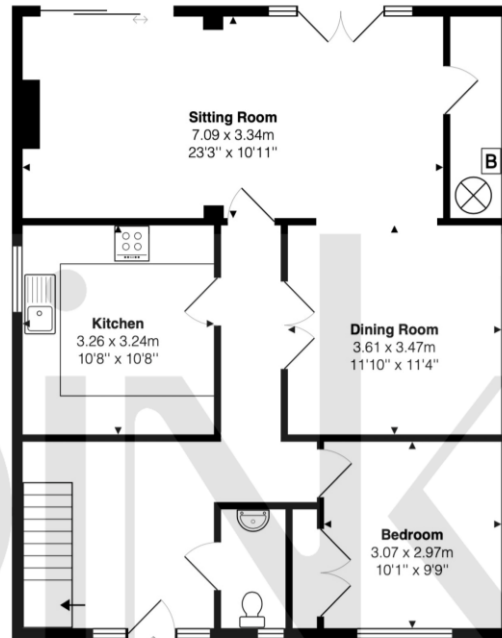
Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. In addition, there is a Community Library, two doctors' & dentists' surgeries. There is an excellent range of schooling for all ages nearby in both the private and state sectors. Chorleywood 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

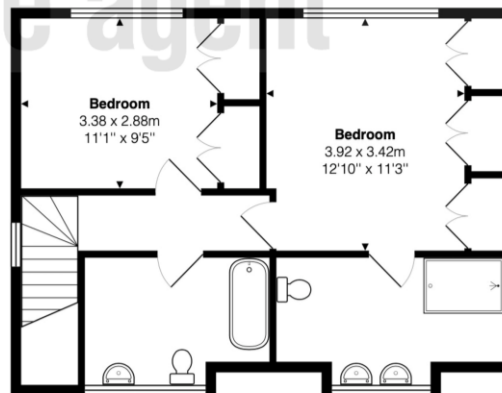
Council Tax – Three Rivers District Council:
Band F - £3,187.56 (for the period 2024-2025)

Whitelands Avenue, Chorleywood, Rickmansworth, Hertfordshire, WD3 5RQ

Approx. Gross Internal Area
132 Sq M – 1415 Sq Ft



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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 misstatement. 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.

