



Chenies Road
Chorleywood, WD3

binks
estate agent

{ The Particulars

Chenies Road
Chorleywood, WD3

Guide Price: £795,000
Freehold

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

Features

- Semi-detached house
- Near to St Clement Danes
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Ground floor shower room
- First floor bathroom
- Level rear garden
- Off street parking for several vehicles
- EPC: D | No onward chain

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The Property

Sunshine Cottages is a charming three-bedroom semi-detached home in the desirable area of Chorleywood. This thoughtfully extended property offers the perfect blend of character and modern living.

Step inside to find a welcoming entrance hallway leading to a cosy living room featuring an attractive fireplace. The separate dining room provides an ideal space for entertaining. The dual-aspect kitchen/breakfast room is the heart of the home, containing a central island and a range of built-in appliances and range cooker, this space is perfect for culinary enthusiasts. French doors open onto the garden, seamlessly connecting indoor and outdoor living.

Convenience is key with a ground floor shower room and WC. Upstairs, three comfortable bedrooms and a family bathroom complete the living space.

Outside, a gated gravel driveway offers ample parking for multiple vehicles. The generous, level rear garden is a true oasis, mainly laid to lawn and bordered by mature hedges, plants, and shrubs. A brick patio area provides the perfect spot for alfresco dining, while a shed and log store offer practical storage solutions.


Sunshine Cottages combines the charm of a traditional home with modern amenities, making it an ideal property for those seeking a comfortable family lifestyle close to desirable schooling.

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

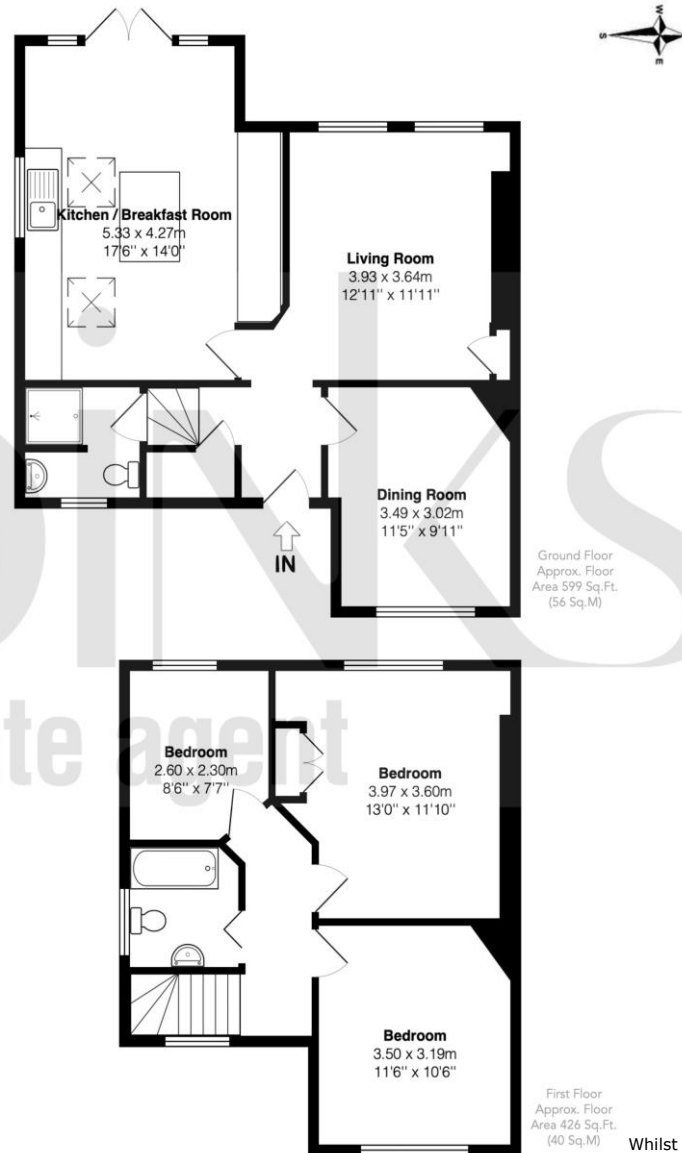
Council Tax - Three Rivers District Council:
Band E - £2,697.16 (for the period 2024-2025)

 Extended, characterful semi-detached home conveniently located close to St Clement Danes School. The ground floor has two reception rooms, an extended kitchen/breakfast room and downstairs shower room. First floor has three bedrooms and a bathroom. The property has a good size level rear garden and parking to the front for several vehicles. Offered to the market with no onward chain.

Sunshine Cottages, Chorleywood, Hertfordshire, WD3 5LU

Approx. Gross Internal Area

95 Sq M – 1025 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 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.

