



**Homefield Road**  
*Chorleywood, WD3*

**binks**  
estate agent



# {The Particulars

Homefield Road  
Chorleywood, WD3

**Guide Price: £1,325,000**  
Freehold

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

## Features

- Well-presented, modern family home
- Open plan kitchen/breakfast room
- Large living room with French doors and fireplace
- Separate dining room
- Family bathroom and en-suite bathroom
- Four good sized bedrooms
- Double garage and parking
- Attractive multi-level garden
- Chain free
- EPC: C

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## The Property

Modern and generously proportioned, four-bedroom semi-detached house, situated in a peaceful location offering easy access to the amenities of Chorleywood.

Attractively presented throughout, this lovely family home features a large modern kitchen/breakfast room which opens on to the garden on two sides and includes smart, black granite worktops plus a large central island with an array of wall and base units and fully integrated appliances.

The spacious dual aspect living room also opens onto the garden via French doors and has a feature fireplace with coal effect gas fire. Next door there is separate dining room.

The entrance hallway also provides a modern cloakroom with WC and wash hand basin, plus a large cupboard with hanging rails for storage and access to the double garage.

Upstairs, leading off a spacious hallway, are four good-sized bedrooms. The ample main bedroom includes custom made wardrobes which fit nicely into the slope of the ceilings an attractive bay window overlooking the front and a 4piece en-suite bathroom with a bath and separate shower cubicle.

The second bedroom is also a generous double which overlooks the back garden and includes two large storage cupboards tucked into the eaves. Bedroom three is another good-sized double which overlooks the front. Bedroom four, overlooks the rear garden and could be used as a single or a small double.

There is a modern family bathroom with a bath and overhead shower, WC and wash hand basin.

To the rear there are well maintained, attractive gardens which wrap around the property and includes a large, decked area. There is a levelled lawned area and the mature planting provides a wonderful array of bushes with leaves in varying colours and shades; the top level features another small patio space overlooking the house and gardens.

The property also has an internal double garage with utility area and parking to the front.

## 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 G – £3,860.17 (for the period 2025-2026)

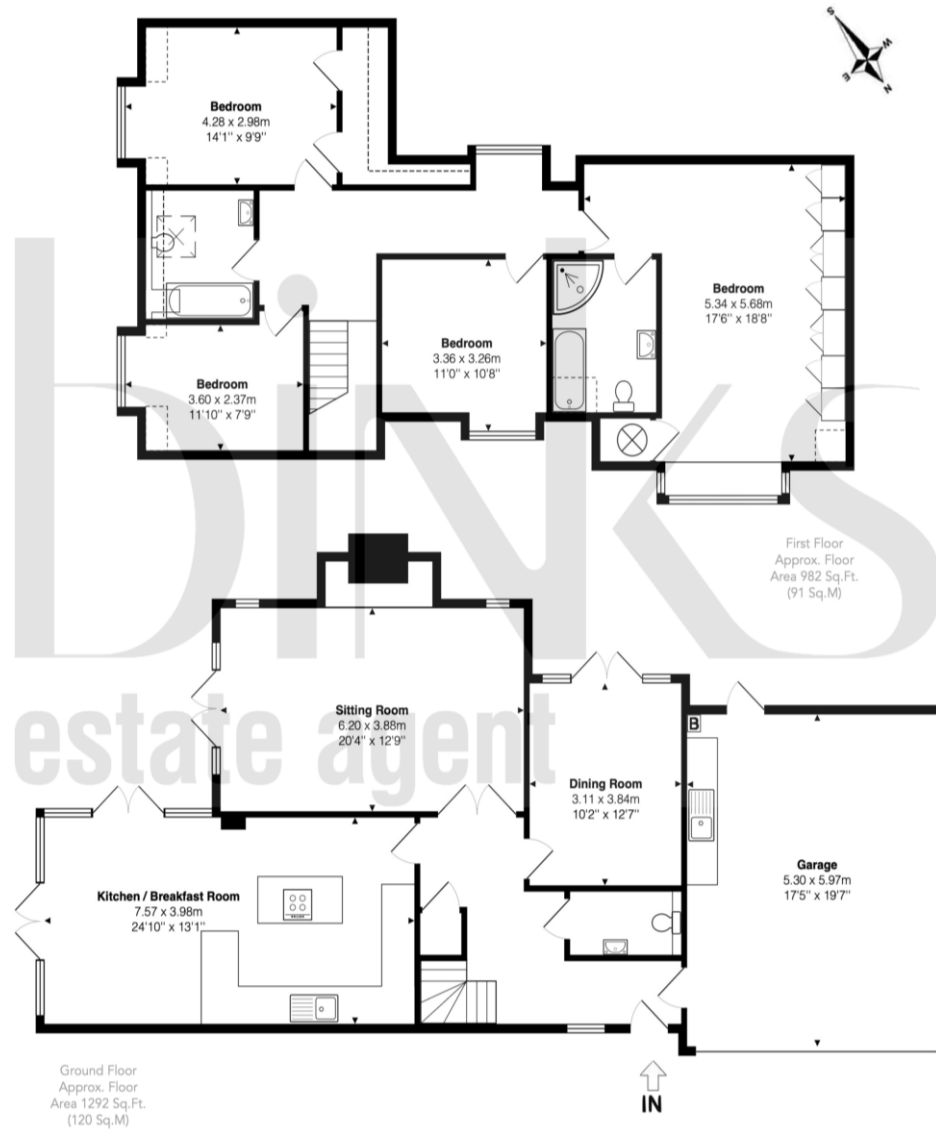
**Service Charge:** £300 PA

{ Four-bedroom family home situated in a quiet cul-de-sac location close to the shops and station in Chorleywood. Built to a high standard in 2011, the property has well-proportioned rooms throughout including a living room, dining room, fitted kitchen/breakfast room, bathroom and ensuite, underfloor heating to the ground floor, internal double garage, parking and beautiful wrap around garden. **CHAIN FREE**

Homefield Road, Chorleywood, Rickmansworth, Hertfordshire,  
WD3 5QJ

Approx. Gross Internal Area

211 Sq M – 2274 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.



