



**IMPRESSIVE FIVE BEDROOM, THREE BATHROOM FAMILY HOME IN CHORLEYWOOD**

Shire Lane, Chorleywood, Hertfordshire, WD3 5NQ





## IMPRESSIVE FIVE BEDROOM THREE BATHROOM FAMILY HOME

**KITCHEN/BREAKFAST ROOM • RECEPTION ROOM • DINING ROOM • UTILITY • GUEST CLOAKROOM/SHOWER ROOM • PRINCIPAL BEDROOM WITH EN-SUITE • FOUR ADDITIONAL BEDROOMS • FAMILY BATHROOM • GARDEN ROOM • GARAGE • DRIVEWAY • SOUTH WEST FACING GARDEN**

Robsons are pleased to showcase this well presented five bedroom, three bathroom family home situated in the centre of Chorleywood Village. This impressive property is set over four floors, having been extended by the current owners.

This bright and spacious property has large picture windows, letting light flood in. There is a generous, dual aspect, reception room with a wood burning fireplace and double doors through to the dining room, which in turn has a feature fireplace and spiral staircase to the lower ground floor. The modern kitchen/breakfast room has ample wall and base units with integrated oven, hob and extractor fan, together with space for a table and chairs. The fitted utility room has an area for appliances, a sink and a door to the rear garden. The ground floor is completed by a guest cloakroom/shower room.







The spacious principal bedroom has a modern en-suite bathroom and views over the rear garden. There are three additional bedrooms on this floor, together with the family bathroom and stairs to the second floor where there is an additional bedroom, storage cupboards and access to loft areas. There is a garden room on the lower ground floor with French doors to the rear garden, together with a door to the integral garage.

The property has a driveway leading to the garage, providing off street parking, with side access to the south-west facing rear garden that is mainly laid to lawn with mature planting, a summerhouse that has power, storage shed and a raised decked patio that is ideal for entertaining.

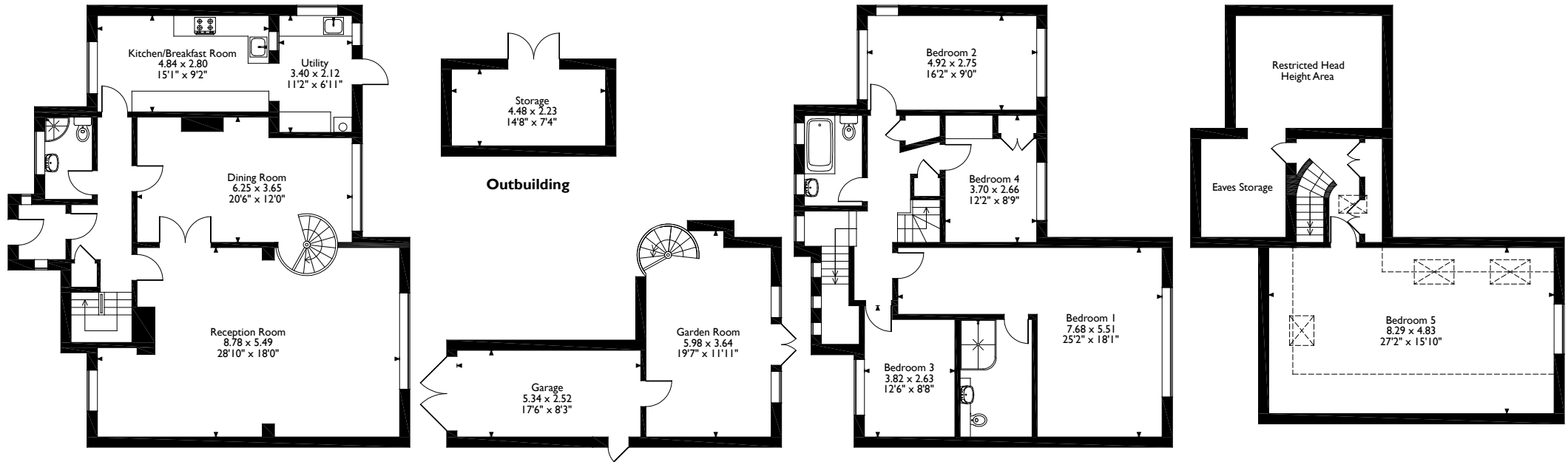
Situated in the centre of Chorleywood village, with facilities including a wide choice of boutique shops, coffee houses and restaurants. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax: Band G  
Energy Efficiency Rating: Band D





Shire Lane Chorleywood  
 Approximate Gross Internal Area  
 Main House = 282 Sq M/3037 Sq Ft  
 Outbuilding = 10 Sq M/108 Sq Ft  
 Total = 292 Sq M/3145 Sq Ft



**Ground Floor**

**Lower Ground Floor**

**First Floor**

**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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