



6 Turneys Orchard, Chorleywood, Hertfordshire, WD3 5SA

Guide Price £295,000 Leasehold

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About the property

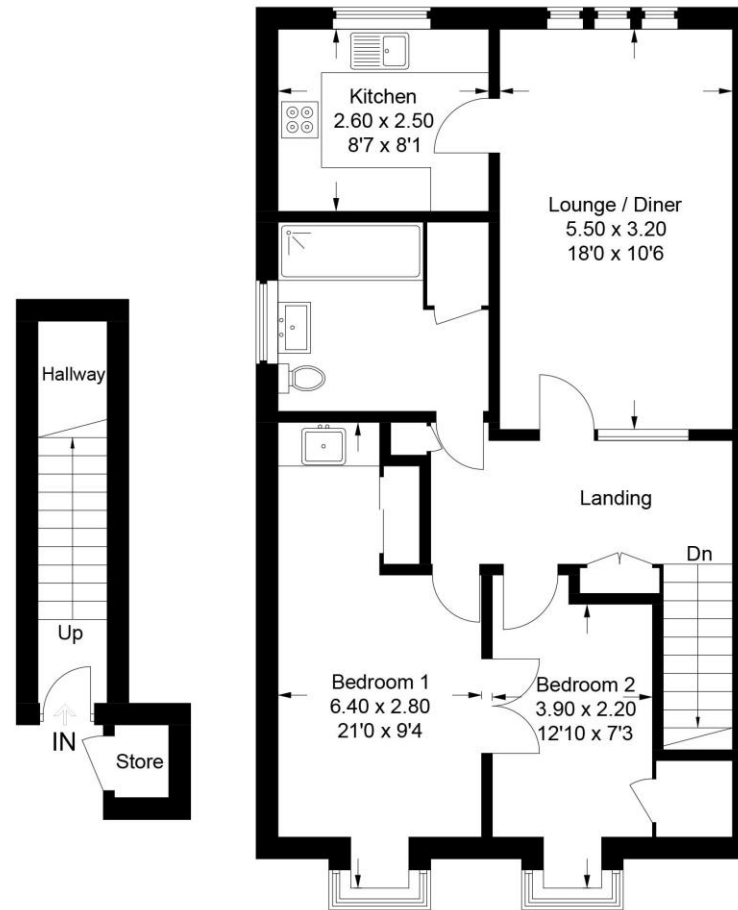
A delightful 2 bedroom maisonette situated in the ever popular Turneys Orchard, a quiet retirement development ideally situated a short walk away from Chorleywood village centre and train station. Exclusively for the over 55s, Turneys Orchard offers residents well-maintained communal grounds and gardens, an Estate Manager, residents parking and a 24 hour emergency alarm call service.

Accessed via the ground floor the maisonette has a private stair case leading to the first floor accommodation which includes spacious entrance hall, reception room with views over the communal gardens, fitted kitchen, double bedroom with fitted wardrobes and vanity area, second bedroom with fitted cupboard, and large bathroom with airing cupboard.



- Two bedrooms
- Resident parking
- Communal gardens
- Open plan living/dining area
- Service charge £2,443 PA
- Leasehold 90 years 6 months

Approximate Gross Internal Area
Ground Floor = 6.6 sq m / 71 sq ft
First Floor = 66.3 sq m / 713 sq ft
Total = 72.9 sq m / 784 sq ft



Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Area Information

Named one of the happiest places to live, Chorleywood has many beautiful aspects, including rolling landscapes, thriving local businesses and much sought-after schooling. One of the main features within the village is Chorleywood Common, 200 acres of woodland and open countryside, home to a vast array of wildlife and a great spot for bike rides, dog walks and sporting events.

At the heart of the village you will find a high street filled with a range of local businesses, from coffee shops like Roots, to the popular home store Lords. There are also a number of local pubs like The Gate, The Rose and Crown and the Black Horse, offering locally sourced produce and a family friendly environment throughout the week.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. This key link into central London enables commuters as well as day trippers to venture into the capital. The M25 motorway is only a 5 minute drive from the village and will take you to Heathrow airport in as little as 20 minutes.

The village also benefits from outstanding primary schools including Chorleywood Primary and Christ Church C of E. One of the top public secondary schools in the area, St Clement Danes is also located in the village. The mixed academy school provides its pupils with top of the range facilities in sports, science and performance arts along with many others.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 784 sq ft

Tenure: Leasehold

Nearest Station: 0.5 miles to Chorleywood

Distance to Town Centre: 2.6 miles to Rickmansworth

Nearest Motorway: 1.7 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial from which we don't take a referral fee but one of our directors does have a vested interest in the business. We also recommend Meridian Mortgages and receive an average referral income of £288.40 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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