



9 Capell Way, Chorleywood, Hertfordshire, WD3 5JA

Offers In Excess Of: £700,000 Freehold

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## About the property

The property is set on a generous plot with scope to extend subject to planning, currently there is a front porch and hallway leading to a kitchen and through lounge with patio doors to the rear garden, on the first floor are three good size bedrooms and a family bathroom.

The property is a stone's throw from the village centre with its shops, cafes and restaurants and easy access to Chorleywood Metropolitan Line Station, it is also a short walk to the beautiful Chorleywood Common and a short drive to junction 18 of the M25.



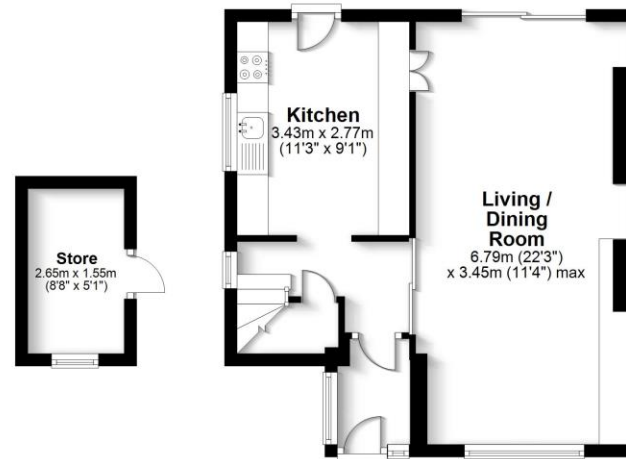
- Three bedrooms
- Off street parking

- Close to transport links
- Large rear garden

- Open plan living/dining room
- Village location

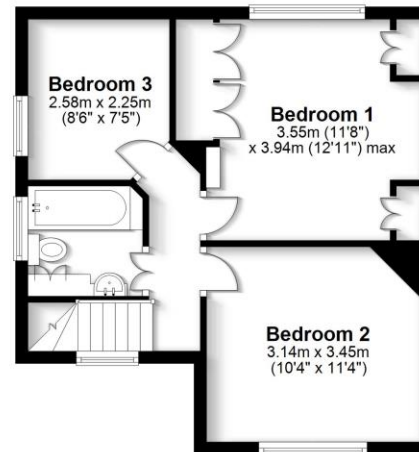
### Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



### First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 83.4 sq. metres (897.7 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only.  
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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:** D

**Approximate floor area:** 897.7 sq ft

**Tenure:** Freehold

**Nearest Station:** 0.6 miles to Chorleywood

**Distance to Town Centre:** 3.3 miles to Rickmansworth

**Nearest Motorway:** 1.7 miles to M25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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