

## CHARMING THREE BEDROOM CHARACTER COTTAGE IN DESIRABLE LOCATION

Chorleywood Bottom, Chorleywood, Herts, WD3 5JQ



## CHARMING THREE BEDROOM CHARACTER COTTAGE IN DESIRABLE LOCATION

Chorleywood Bottom, Chorleywood, Herts, WD3 5JQ

- **RECEPTION ROOM**
- KITCHEN
- SNUG
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- GARDEN ROOM/OFFICE
- ATTRACTIVE REAR GARDEN

Robsons are pleased to showcase this charming three bedroom cottage situated in Chorleywood Bottom.

The ground floor comprises of a bright reception room with a feature gas fire which continues through to a beautiful modern kitchen with a generous range of base and wall units and integrated appliance. Off the kitchen is a snug with a door leading into the garden.







To the first floor is the principal bedroom with an ensuite shower room, a further bedroom and a spacious bathroom with a bath and overhead shower and under sink storage. On the second floor is third double bedroom with a velux window.

Externally this property enjoys a beautiful private easy to maintain garden with steps leading to a raised decked area to enjoy al fresco dinining. There is also a snug/office.

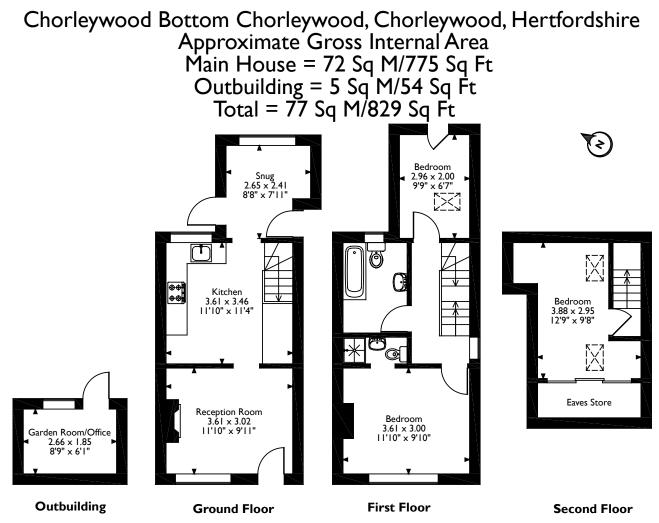
Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. Marks & Spencer and Waitrose food halls are available in Rickmansworth. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, 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 Line is a short walk from the property 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: E Energy Efficiency Rating: D









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.



2 New Parade, Chorleywood, Rickmansworth WD3 5NJ Tel: 01923 285525 chorleywood@robsonsweb.com www.robsonsweb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.