



IMPRESSIVE FIVE BEDROOM HOME IN A SOUGHT AFTER LOCATION

Groveswood Close, Chorleywood, Hertfordshire, WD3 5PU



- **LIVING ROOM • SITTING ROOM • KITCHEN/ DINING AREA • UTILITY ROOM • GUEST CLOAKROOM • STUDY • CINEMA/TV ROOM**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **FOUR FURTHER DOUBLE BEDROOMS, TWO WITH ACCESS TO AN ENSUITE SHOWER ROOM • LUXURY FAMILY BATHROOM**
- **CARRIAGE DRIVEWAY • STUNNING PRIVATE REAR GARDEN**

Showcasing modern interiors throughout with a contemporary layout, this very impressive five bedroom, three bathroom detached property makes the perfect home for the growing family and is situated in one of the most sought-after streets in Chorleywood.

The ground floor comprises of a welcoming entrance hallway with a guest cloakroom, a spacious living room flooded with natural light with a feature fireplace and bi folding doors opening out into the garden, a family/sitting room, a large, modern open plan kitchen/dining area with a generous range of wall and base units, integrated appliances, a breakfast bar and views over the beautiful garden. Complementing the ground floor is a study and a snug currently being used as a games room.





The first floor of the property offers a principal bedroom benefiting from fitted wardrobes with a modern and stylish fully tiled ensuite shower room with ample under sink storage. There are four further double bedrooms, two of which benefit from a shared ensuite shower room and one of which has a staircase leading to the second floor to a mezzanine and access to a large loft. Completing this floor is a family bathroom.

Externally the property boasts an extensive rear garden that is laid to lawn with mature trees, shrubs and hedges that provide a level of privacy and a large patio area. To the front of the property is a carriage driveway providing off street parking for several cars and a garage.

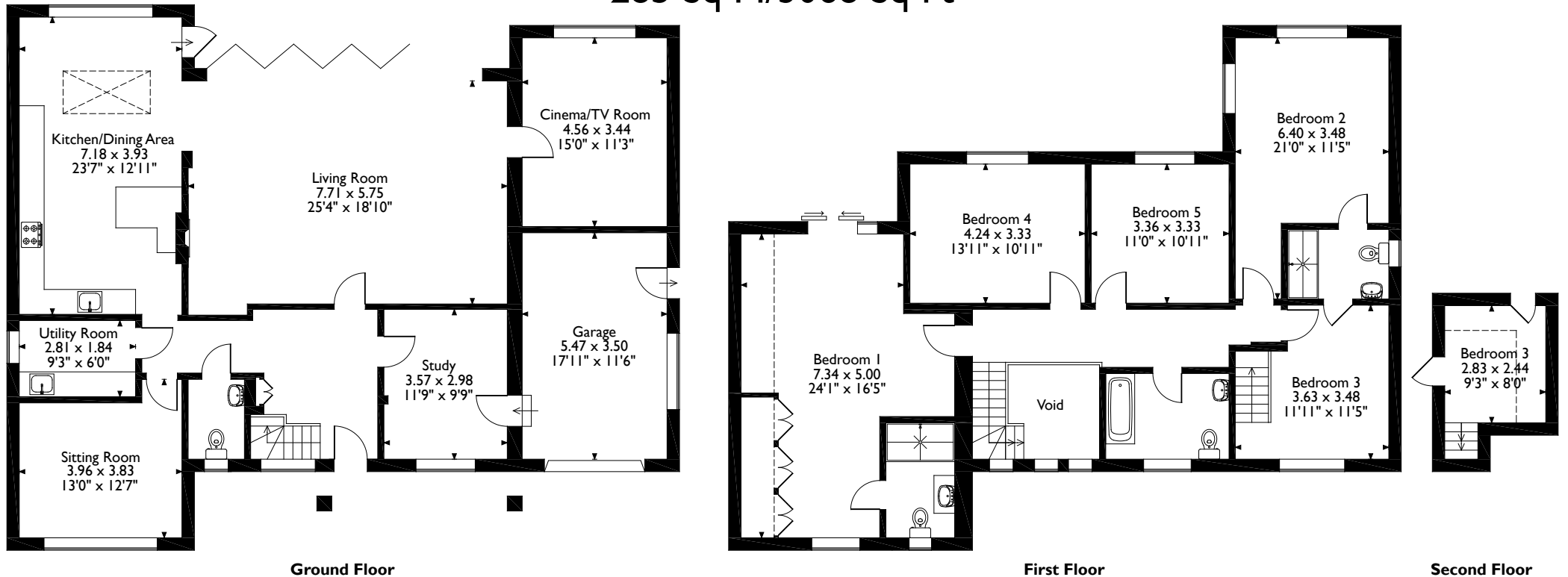
Chorleywood Village's facilities include a wide choice of boutique shops, coffee houses and restaurants. The area is also well served for sought after state and private schools for all ages. Leisure facilities include golf courses, cricket, football clubs, horse riding and fitness centres, together with Chorleywood Common and Rickmansworth Aquadrome, providing acres of outdoor space for walks and further activities. The Metropolitan and Main lines at Chorleywood Station which are a short walk from the house 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 C



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Approximate Gross Internal Area 285 Sq M/3068 Sq Ft



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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