



14 Grenville Court, Chorleywood, WD3 5PZ
Guide Price: £450,000 Leasehold

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About the property

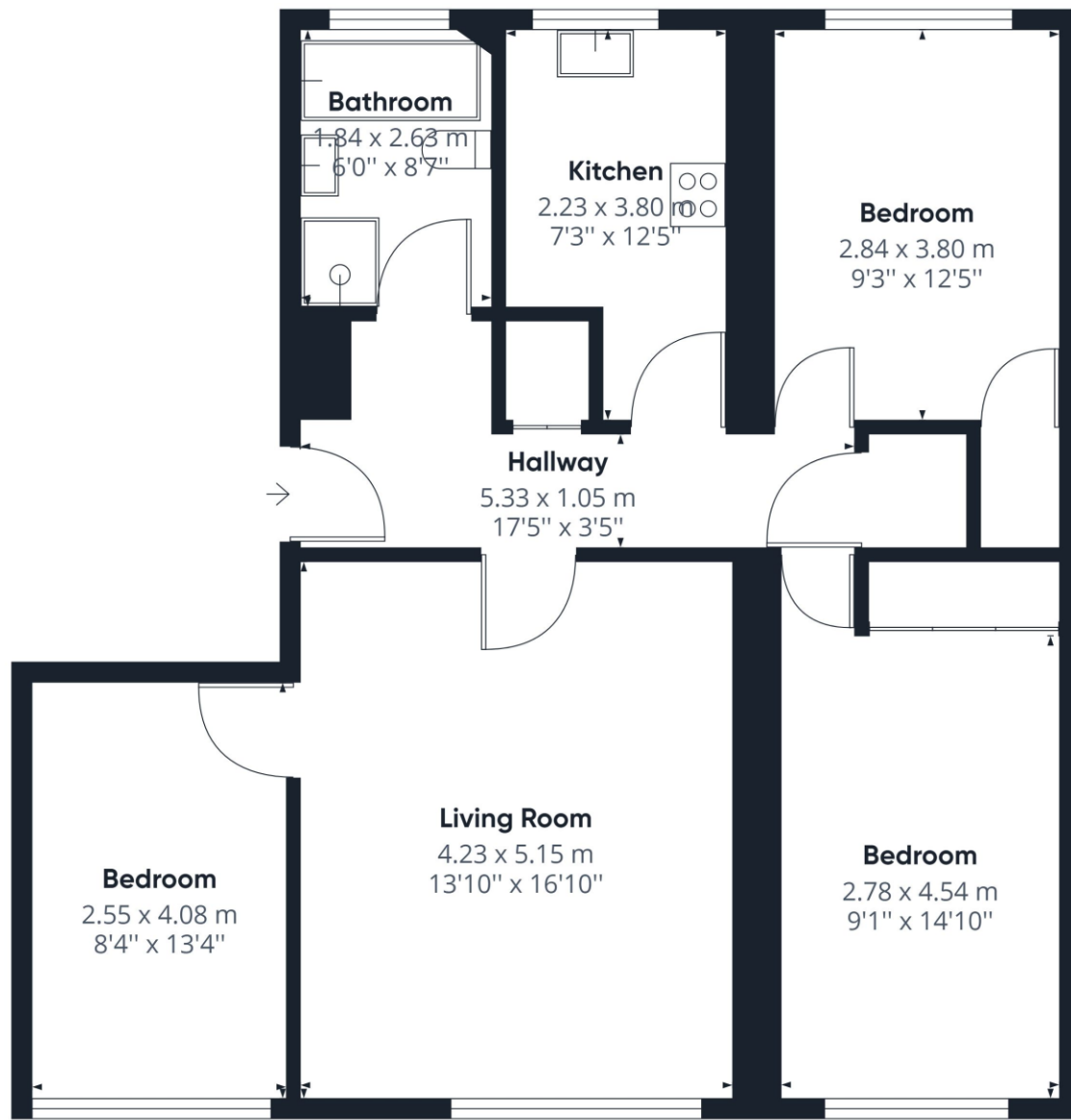
This 3 double bedroom, second floor apartment is situated in the ever popular development of Grenville Court, just moments from fantastic local amenities and within 0.3 miles of Chorleywood Station. The accommodation comprises entrance hallway, 3 spacious double bedrooms all with built in wardrobes, large living and dining room, modern kitchen and bathroom. The property has been renovated by the current owners and benefits from a garage.



- Three double bedrooms
- Close to train station

- Garage
- Resident parking

- Close to shops
- Well – presented throughout



Approximate total area⁽¹⁾

81.69 m²
879.29 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

To view this property, contact us on-

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165-167 High Street, Rickmansworth, WD3 1AY



Local Authority: Three Rivers Council
Council Tax: D
Approximate floor area: 1187.1 sqft
Tenure: Leasehold
Service Charge: £1,800 per annum
Ground Rent: None

Nearest Station: 0.3 miles to Chorleywood
Distance to Town Centre: 0.6 miles to Chorleywood
Nearest Motorway: 1.7 miles to M25

Area Information

Chorleywood is a popular village situated in the south west of Hertfordshire, on the border of Buckinghamshire and less than 20 miles from London. The village centre has many shops and amenities to cater your every need, the village provides a wealth of countryside areas for walking and leisure pursuits, particularly with the 200-acre Chorleywood common which also exhibits many ponds and rockeries.

Chorleywood station provides a frequent metropolitan line and Chiltern turbo services to central London, in as little as 30 minutes. The M25 can be accessed at both junction 17 and 18 with links to the major airports and motorway network beyond. The areas in and around Chorleywood offer superb schools of every kind.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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