



2 Rosa Cottages, Chorleywood, Herts, WD3 5BB

Offers in excess of: £600,000 Freehold

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# About the property

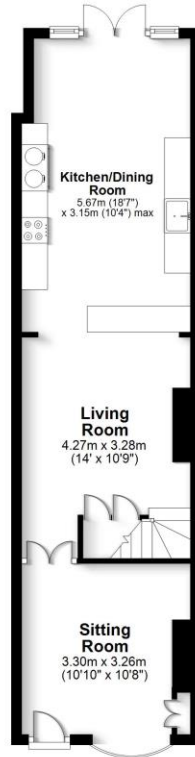
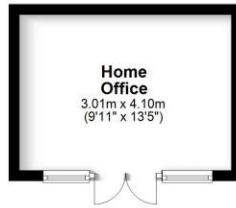
Stunning and well-proportioned cottage which benefits from a large rear garden with home office.

This three bedroom cottage has been very well maintained by the current owners and provides modern living while keeping plenty of character. The ground floor comprises sitting room leading into a living room with fitted understairs storage and open to the kitchen/dining room to the rear with patio doors leading into the garden. The kitchen itself benefits from eye and base level units with butchers block style work surfaces to compliment. On the first floor are two double bedrooms with a recently renovated Victorian style bathroom. On the second floor you will find the primary bedroom with plenty of eaves storage and a Juliet balcony. The garden is mainly laid to lawn with a pretty flower and shrub border. to the rear is the home office which has power and light and has multiple uses including gym, games room or summer house. Call now to book a viewing.



- Three bedrooms
- Open plan kitchen/dining area
- Well-presented throughout
- Close to transport links
- Home office
- Well-kept rear garden

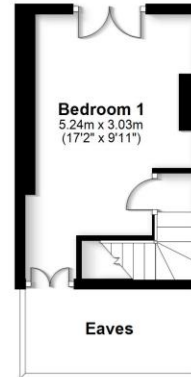
**Ground Floor**  
Approx. 56.0 sq. metres (603.3 sq. feet)



**First Floor**  
Approx. 29.9 sq. metres (322.0 sq. feet)



**Second Floor**  
Approx. 16.8 sq. metres (181.0 sq. feet)



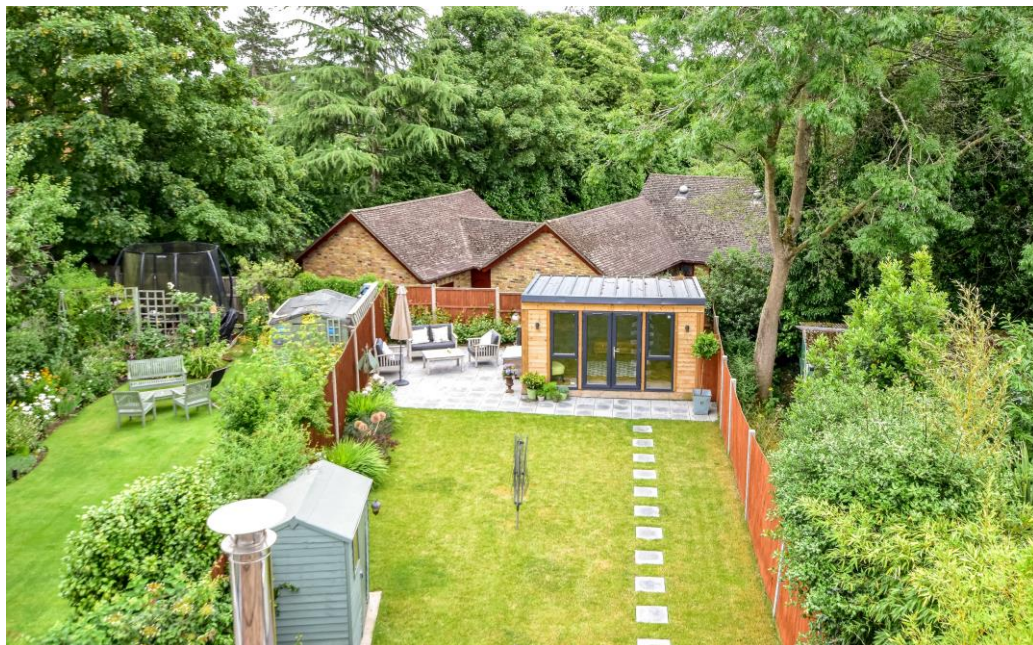
Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

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The position and size of doors, windows, appliances and other features are approximate only. Total areas inc garages & outbuildings.  
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To view this property, contact us on-

T: 01923 776400 E: ricky@sewellgardner.com

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.

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1106.4 sq ft

Tenure: Freehold

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Nearest Station: 0.9 miles to Chorleywood

Distance to Town Centre: 3.2 miles to Rickmansworth

Nearest Motorway: 1 mile to M25



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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