



**A WELL MAINTAINED THREE BEDROOM, TWO BATHROOM FAMILY HOME**

Elm Tree Walk, Chorleywood, Hertfordshire, WD3 5TJ

**ROBSONS**



## A WELL MAINTAINED THREE BEDROOM, TWO BATHROOM FAMILY HOME

- LIVING/DINING ROOM
- KITCHEN
- CONSERVATORY
- GUEST CLOAKROOM
- PRINCIPAL BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM & SHOWER ROOM
- WELL MAINTAINED REAR GARDEN
- ALLOCATED PARKING SPACES

### Description

Perfectly placed for local amenities, schools and transport links, is this well-maintained, three-bedroom, two-bathroom family home.

The ground floor comprises an entrance hallway with a guest cloakroom. There is a front aspect kitchen offering a range of both base and level units and a generous, rear aspect lounge/dining room with French doors opening out to a light and bright conservatory with views of the garden.







To the first floor there is a principal bedroom benefiting from fitted wardrobes, a family bathroom with under sink storage, a home office/study area and a large storage cupboard. The second floor hosts two further well-appointed double bedrooms, one with a skylight and a modern shower room.

Externally, this family home offers a well-presented rear garden that is laid to lawn with a variety of shrubs and flower beds. There is also the added benefit of a summer house that could be utilised as a home office or play room. To the front is a shared driveway with an allocated parking spaces plus visitor parking.

### **Location**

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 offer a frequent service into London and beyond. The M25 is easily accessible via Junctions 17 and 18.

### **Additional Information**

Tenure: Freehold

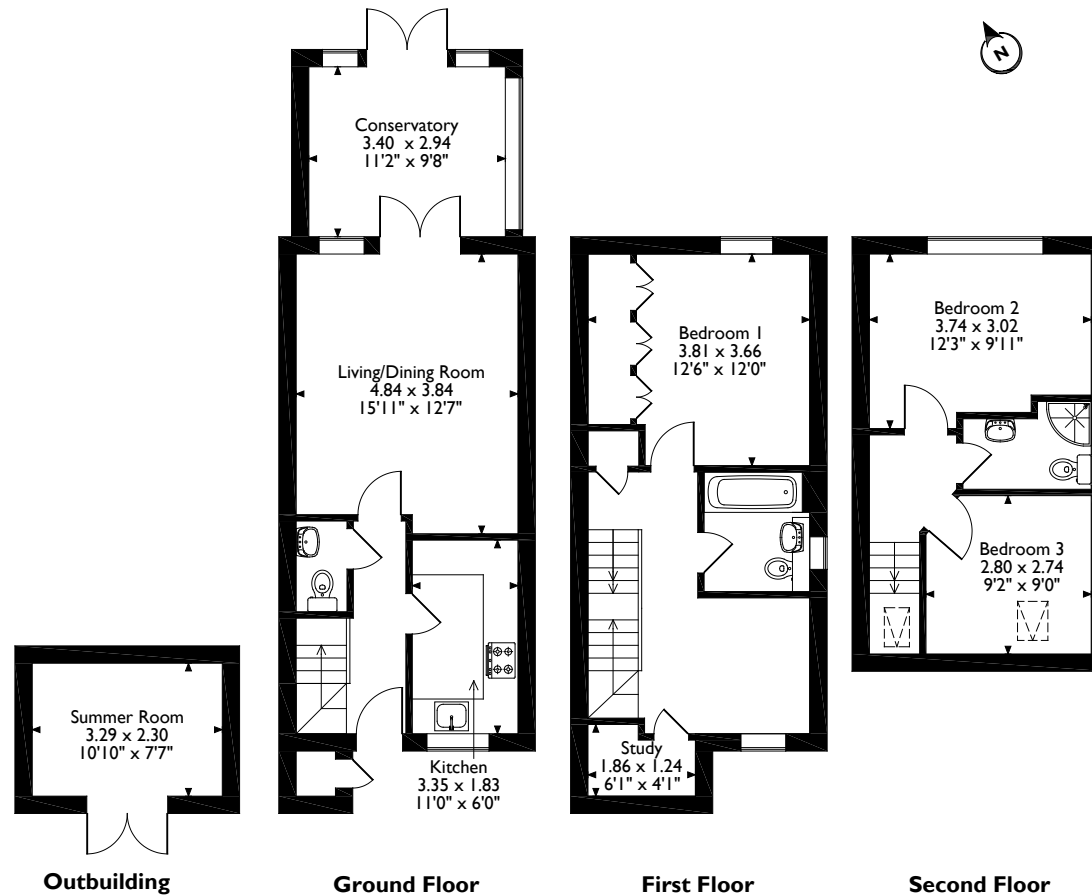
Local Authority: Three Rivers District Council

Council Tax: Band E

Energy Efficiency Rating: Band C



Elm Tree Walk, Chorleywood, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 104 Sq M/1120 Sq Ft  
 Outbuilding = 9 Sq M/97 Sq Ft  
 Total = 113 Sq M/1217 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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