



**A MODERN & BEAUTIFULLY PRESENTED FIVE BEDROOM, FOUR BATHROOM
SEMI DETACHED NEW BUILD**

Ladywood Bottom, Wyatts Road, Chorleywood, Hertfordshire, WD3 5FN

ROBSONS

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**LOUNGE • KITCHEN/DINING ROOM •
UTILITY ROOM • FAMILY ROOM • GUEST WC
• PRINCIPAL BEDROOM WITH ENSUITE •
FOUR FURTHER BEDROOMS • TWO ENSUITES
• FAMILY BATHROOM • ATTRACTIVE REAR
GARDEN & OFF-STREET PARKING**

Description

Robsons are pleased to present this stunning five bedroom, four bathroom new build, showcasing stylish and modern interiors throughout with an attractive rear garden and off-street parking. This lovely family home is situated on a sought after road in Chorleywood, close to excellent transport links and highly regarded schools.

The ground floor comprises an entrance hallway with a guest cloakroom and two under stairs storage cupboards. There is a front aspect lounge and a spacious, open-plan kitchen/dining room. The kitchen offers a variety of modern units, providing ample storage space, integrated appliances, a kitchen island/breakfast bar and a utility room with a door to the side of the property. Off the kitchen is a family room with bi fold doors opening out to the garden.





To the first floor there is a principal bedroom with ensuite shower room and his and her basins, three further bedrooms, two with ensuites, and a family bathroom. The second floor boasts a further bedroom and an ensuite shower room with his and her basis.

Externally, this beautiful family home offers a well-presented rear garden laid to lawn with a patio area to enjoy al fresco dining. To the front is a driveway providing off-street parking, a garden and side access to the rear garden.

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

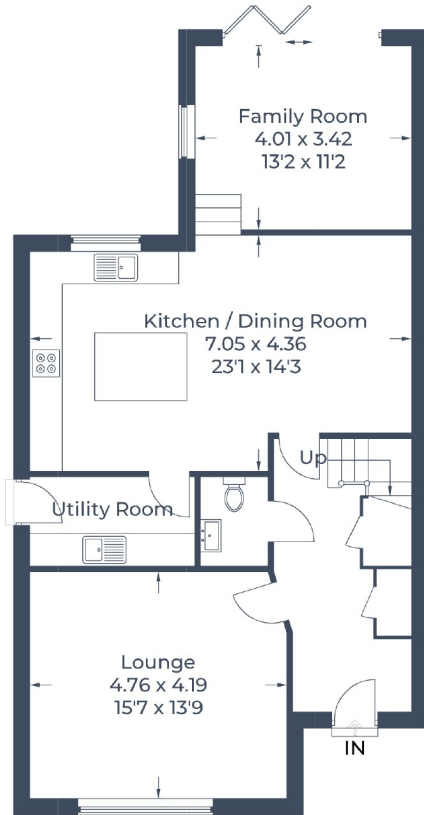
Council Tax Band: G

Energy Efficiency Rating: B

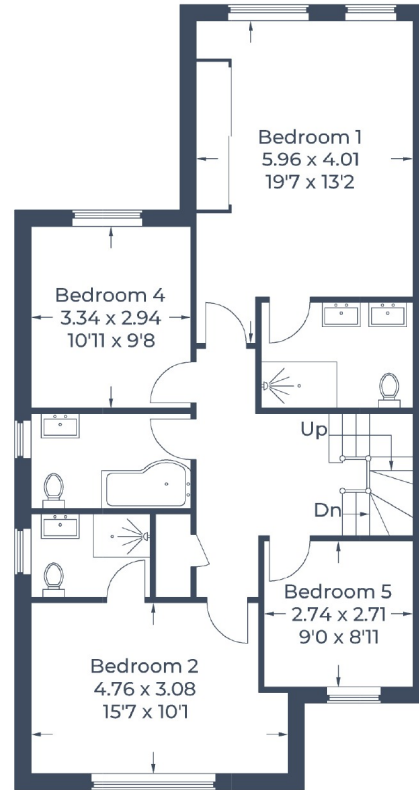
For additional information, please refer to www.robsonswb.com or call us on: 01923 285525.



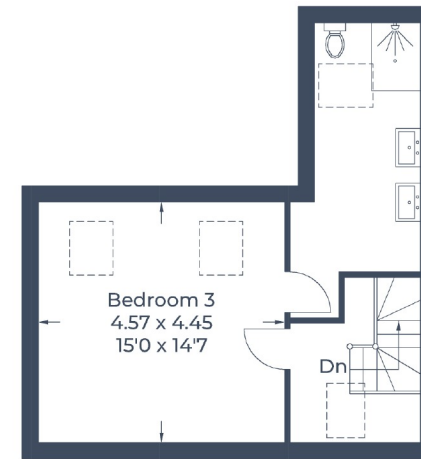
Approximate Gross Internal Area
 Ground Floor = 82.7 sq m / 889.7 sq ft
 First Floor = 82.5 sq m / 887.0 sq ft
 Second Floor = 37.7 sq m / 405.6 sq ft
 Total = 202.8 sq m / 2,183.1 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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