



## Parkfield, Chorleywood, WD3 5AZ

Offers In Excess Of  
£950,000

An attractive 4 bedroom detached family home located in this sought after secluded cul-de-sac, on a generous plot offering potential to extend (subject to planning) and within easy reach of the M25 and excellent primary and secondary schools. The property comprises a good sized living room, dining room, kitchen / breakfast room, separate utility area, study and downstairs cloak room to the ground floor. Upstairs there are four good sized bedrooms including the master bedroom with en-suite bathroom and family bathroom. The wide rear garden is south west facing and there is sufficient space to the side of the property for vehicle access if required. To the front is ample off-street parking and an integrated double garage.

- 4 good sized bedrooms
- Detached family home
- Cul-de-sac location
- Generous plot size
- Ample parking
- Garage
- Close to the M25
- Standard broadband: Up to 17Mb
- Fibre optic: Up to 200Mb

For clarification, we wish to inform prospective buyers that we have prepared these property particulars as a general guide. None of the statements contained in these particulars are to be relied upon as statements of representations of fact. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing.

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Rickmansworth Sales Office • 165-167 High Street WD3 1AY • 01923 776400  
 Chorleywood Sales Office • 22b Lower Road WD3 5LH • 01923 285886  
 Watford Sales Office • 2 Lord Street Watford WD17 2LQ • 01923 252505  
 Croxley Green Sales Office • 160-162 Watford Road WD3 3BZ • 01923 777704

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To view this property contact:  
 Chorleywood t: 01923 285886 e: [cw@sewellgardner.com](mailto:cw@sewellgardner.com)  
 22b Lower Road, Chorleywood, Hertfordshire, WD3 5LH

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- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 1813 sqft
- Council Tax: Band G
- Nearest Train Station: 1.3 miles to Chorleywood
- Nearest Underground Station: 1.3 miles to Chorleywood
- Distance to Town Centre: 1.5 miles to Chorleywood
- M25: 0.2 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>78</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	