



Total area: approx. 180.2 sq. metres (1939.5 sq. feet)



Carpenters Wood Drive, Chorleywood, WD3 5RN **£1,250,000 Freehold**

A beautifully presented 4 bedroom detached family home set on a 0.37 acre and located in one of Chorleywoods most popular roads. The property has been modernised and extended by the current owner to a high standard and offer spacious living accommodation. There is plenty of parking to the front and the rear garden stretches back in excess of 300ft. The accommodation comprises of spacious hallway, cloak room, fitted utility area with shower, large fully fitted kitchen / breakfast room filled with light from the skylights and floor to ceiling bi folding doors. There is a large living room with 2 sets of double doors out to the patio area, dining room and a separate sitting room which would be an ideal snug. Upstairs there is a family bathroom, 4 double bedrooms all with fitted wardrobes, with the back bedrooms having stunning views over the rear garden and the master bedroom having views over Carpenters Wood and benefits from a larger than average ensuite shower room.

- 4 double bedrooms
- Detached family home
- Beautifully presented throughout
- Refurbished to a high standard
- Large rear garden
- Driveway parking
- Close to Chorleywood Village
- 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.

www.sewelligardner.com



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@sewelligardner.com
 22b Lower Road, Chorleywood, Hertfordshire, WD3 5LH

www.sewelligardner.com



- Tenure: Freehold
- Local Authority: Three Rivers District Council
- Approx floor area: 1939 sqft
- Council Tax: Band G
- Nearest Train Station: 0.6 miles to Chorleywood
- Nearest Underground Station: 0.6 miles to Chorleywood
- Distance to Town Centre: 0.4 miles to Chorleywood
- M25: 1.9 miles to Junction 18

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	