

Whitelands Avenue

Chorleywood • Hertfordshire



binks
estate agent

Whitelands Avenue, Chorleywood, Hertfordshire



A unique opportunity to acquire a stunning, five double bedroom detached family home thoughtfully extended and newly refurbished in a contemporary style. This highly desirable property just a few minutes' walk from Chorleywood village centre, railway station and The Russell School also benefits from three bathrooms and has a delightful rear garden with mature shrubs and trees. No upper chain.

ENTRANCE HALL • RECEPTION ROOM •
MASTER BEDROOM WITH EN-SUITE BATHROOM •
KITCHEN/DINING/LIVING ROOM • CLOAK/SHOWER ROOM
• STUDY • BEDROOM/RECEPTION ROOM •
THREE FURTHER DOUBLE BEDROOMS •
FAMILY BATHROOM • GAS CENTRAL HEATING • DOUBLE
GLAZING • CLOSE TO VILLAGE CENTRE & STATION •
LARGE DRIVEWAY • NO UPPER CHAIN

THE ACCOMMODATION COMPRISES:-

FRONT - Gravelled driveway with parking for three cars. Stone steps leading to part glazed front door. Wooden side gate to rear. Outside light.

ON THE GROUND FLOOR:

ENTRANCE HALL - Kahrs engineered oak finish flooring throughout the ground floor. Doors leading to two bedrooms, study, shower room and kitchen/living room. Contemporary oak and glass staircase. LED down lighters. Horizontal brushed metal radiator.

MASTER BEDROOM - Front aspect. Continuation of wooden flooring. Brushed metal radiator. Crystal pendant light fitting. TV point. Door to en-suite bathroom.

EN-SUITE BATHROOM - Stone-effect tiled floor. Part-tiled walls. White roll-top bath with chrome mixer tap. Walk-in shower with sliding glass door. Square fixed rainfall shower head and additional hand-held shower. Inset wash-basin and chrome mixer tap with vanity unit below. Low-level concealed cistern WC. Inset storage shelves. Heated ladder style towel rail. Extractor. LED down lighters. Obscured glazed window to front.



Chorleywood is a delightful village with an excellent variety of mainly independent shops, cafes and restaurants. There is also a library, dentist, doctor's surgery and Chorleywood Common (a County Heritage Site) offering approx. 200 acres of woodland and grassland for recreational use.



There is an excellent range of schooling in both the private and state sectors, together with an extensive range of leisure activities.



There are convenient links to Central London via the Metropolitan and Main Line station (Baker Street 40 minutes approximately and London Marylebone 30 minutes approximately).



The M25 Junction is a short drive and provides easy access to the wider motorway network and Heathrow, Luton and Gatwick Airports.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of this document.

STUDY - Pair of glazed doors leading from hall. Continuation of wooden flooring. Phone point. LED down lighters. Brushed metal radiator. Front aspect.

BEDROOM/RECEPTION ROOM - Double bedroom or additional reception room. Side aspect. TV point. Brushed metal radiator. Pendant light fitting.

CLOAKROOM/SHOWER ROOM - Walk-in shower with square fixed rainfall shower head and additional hand-held shower attachment. Sliding glass doors. Wash basin with chrome mixer tap and vanity unit below. WC with concealed cistern. Chrome ladder-style radiator. Part-tiled walls. High-gloss floor tiles. LED down lighters.

KITCHEN/DINING/LIVING ROOM - Grey high-gloss kitchen with range of wall and base units and extensive range of cupboards and drawers. Slate-effect worktops. AEG 5 burner gas hob, with AEG stainless steel extractor hood above. Integrated AEG electric oven with grill and integrated combination microwave. Island unit with additional under counter storage cupboards and drawers, also featuring a one and a half bowl stainless steel sink, chrome mixer tap and integrated drainer. Breakfast bar. Three feature pendant light fittings above. Large fully integrated AEG fridge. Dining/Living area with space for entertaining. Two vertical powder coated radiators with mirror. TV point. LED down lighters. Continuation of wooden flooring. Window to rear. Bi-fold doors to paved area and rear garden. Door to utility room and reception room.

UTILITY/PLANT- Matching slate effect worktop. Integrated Zanussi washer dryer. Integrated Zanussi freezer. Extractor fan. Continuation of wooden flooring. LED down lighters. Sliding door to plant room housing the pressurised hot water cylinder, Logic+ boiler, electricity and gas meters.

RECEPTION ROOM - Pair of glazed doors leading into reception room. Continuation of wooden flooring. Horizontal powder coated radiator. LED down lighters. Wall-mounted TV point. Windows to rear aspect.

LANDING - Oak and glass staircase leading to carpeted first floor with three double bedrooms and family bathroom.

BEDROOM TWO - Pair of glazed doors leading to Juliet balcony with bespoke iron railings and charming views across rear garden. Velux style window. TV point. Radiator. LED down lighters.



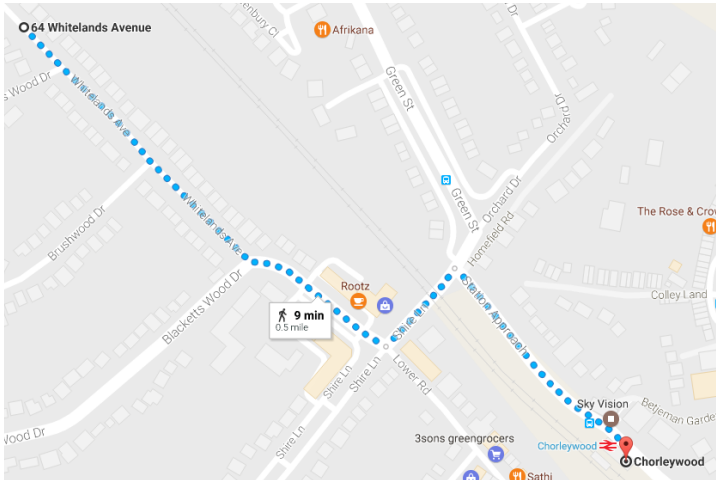
BEDROOM - Continuation of carpet. Obscured glazed window to side. Radiator. LED downlighters.

BEDROOM - Continuation of carpet. TV point. Dual aspect with obscured glazed window to side. Radiator. LED down lighters.

FAMILY BATHROOM - Wooden floor to match ground floor. White suite comprising wash basin inset into high gloss grey vanity unit with chrome mixer tap and mirrored mosaic tile splashback. Matching wall hung bathroom cabinet. Concealed cistern WC with high-gloss surround. Shower bath with square fixed rainfall shower head and additional hand-held shower attachment. Chrome mixer tap. Hinged glass screen. Extractor fan. Ladder style radiator. LED down lighters. Obscured glazed windows to side.

EXTERNALLY:

REAR GARDEN - Delightful, well maintained rear garden with mature shrubs, trees and well stocked flower beds. Sandstone paved terrace adjacent to kitchen offering entertaining area to rear of property, with retaining wall featuring bespoke iron railings. Steps up to lawn. Side passageway leading to wooden gate for access to front. Outside tap and lights.



Directions:
 From Chorleywood London Underground Station, walk north-west on Station Approach towards Homefield Road. Turn Left onto Shire Lane and then take the first right onto Whitelands Avenue.
 Pass the shopping parade and then take the next right, continuing on Whitelands Avenue passing Brushwood Drive and Carpenters Wood Drive.
 The property is on the right hand side.

Click on map for more information. Map & direction data © Google

Post Code: WD3 5RG

The directions and maps are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.
 Maps are copyright of Google Maps/Earth and do not belong to Binks (Sales & Lettings) Limited.

 **Council Tax:**
 Three Rivers District Council - Band: TBC

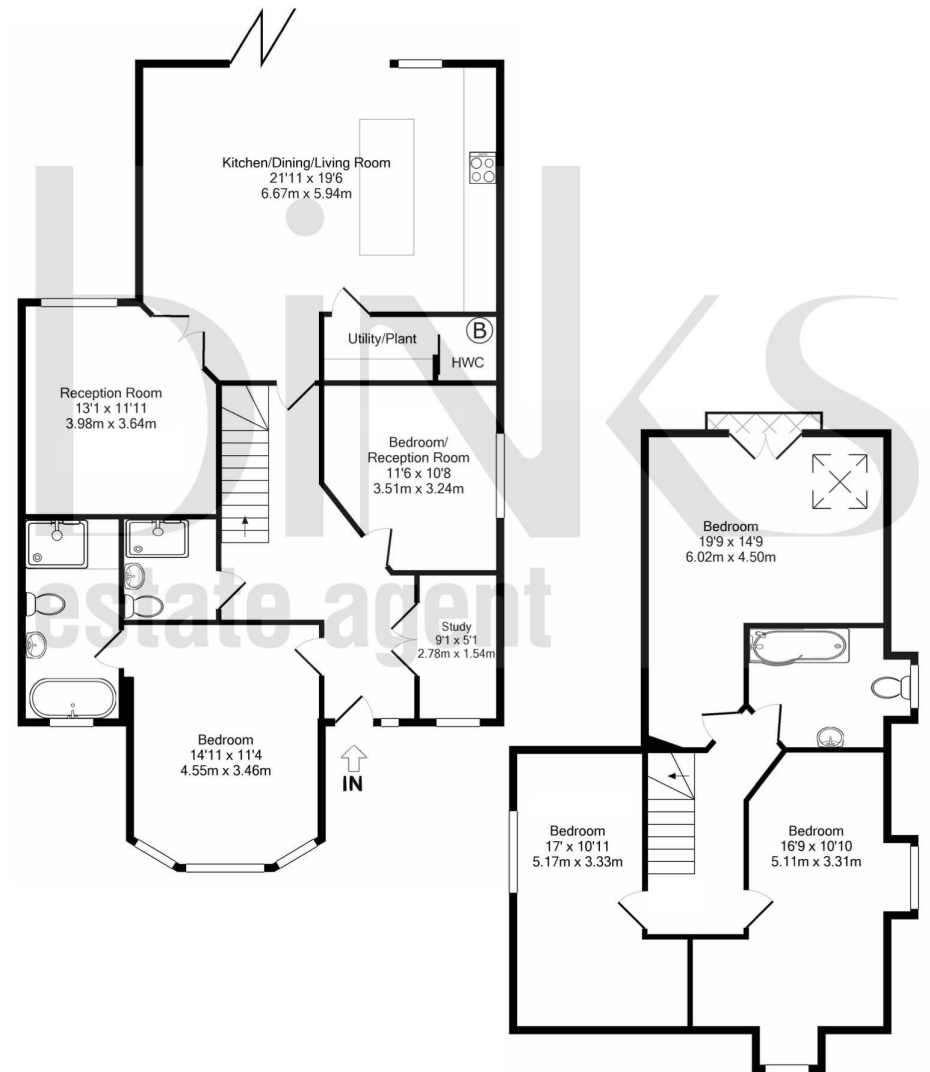
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		73	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the services specified, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. It should not be assumed that carpets, curtains or any other fixtures and fittings are included in the sale unless specifically referred to in the particulars.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code of Measuring Practice and should be used as such by any prospective purchaser or tenant. The services, systems and appliances listed in this specification have not been tested by Binks (Sales & Lettings) Ltd and no guarantee as to their operating ability or their efficiency can be given. Reference: Dec/2016 © Binks (Sales & Lettings) Limited 2016

Whitelands Avenue, Chorleywood, Hertfordshire, WD3 5RG

Approx. Gross Internal Area
 172 sq m – 1854 sq ft



01923 282244

Wyatts House, Rickmansworth Road,
 Chorleywood, Herts, WD3 5SE

binksweb.com sales@binksweb.com

