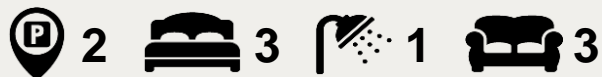




**Whitelands Avenue**  
Chorleywood • Hertfordshire



# Whitelands Avenue, Chorleywood, Hertfordshire



*An immaculate three bedroom semi-detached family home retaining a variety of charming original features, located in one of Chorleywood's most sought after roads and within walking distance of the village, station and highly regarded schools. This spacious 'Met' style property built C.1936 offers scope for extension (subject to planning permission) and benefits from off-street parking.*

ENTRANCE HALL • KITCHEN • SITTING ROOM •  
RECEPTION ROOM • DINING ROOM • THREE DOUBLE  
BEDROOMS • FAMILY BATHROOM •  
FRONT AND REAR GARDENS • GAS CENTRAL  
HEATING & LEADED DOUBLE GLAZING •  
CLOSE TO VILLAGE CENTRE, STATION & SCHOOLS

## LINKS:



**VIEW PROPERTY  
ON WEBSITE**



**VIEW HD  
PROPERTY FILM**



**VIEW PROPERTY  
LOCATION**

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.



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.



Chorleywood Station (**ZONE 7**) provides convenient links to Central London via the Metropolitan and Main Line station (Baker Street 34 minutes approx and London Marylebone approx 31 minutes).

**Distance from station: 0.6 of a mile**



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

## THE ACCOMMODATION COMPRISES:-

**FRONT** - Gravelled front drive with front garden mainly laid to lawn with hedge to one side and wall to the other side. Wooden side gate with paved path to rear garden. Steps up to front door. Porch with carriage style lantern. Part glazed wooden front door. Meter cupboard.

**REAR GARDEN** - Paved patio area ideal for entertaining, bordered by brick wall with steps up to lawn. Rear garden mainly laid to lawn with mature tree and shed. Paved side access. Outside tap and outside light.

## ON THE GROUND FLOOR:

**ENTRANCE HALL** - Wood laminate flooring. Decorative ceiling. Obscured glazed window to front. Ceiling light. Radiator. Under stairs cupboard with light and space for storage, also housing gas meter.

**SITTING ROOM** - Continuation of wood laminate flooring. Feature limestone fireplace with polished granite hearth and surround to coal effect gas fire. Original decorative panelled ceiling with ceiling rose. Picture rails. TV point. Bay window to front aspect. Radiator. Open plan through to further reception room.

**RECEPTION ROOM** - Continuation of wood laminate flooring and decorative ceiling with ceiling rose. Picture rails. Feature marble fireplace with polished granite surround and hearth to coal effect gas fire. Sliding doors to patio with radiators either side.

**DINING ROOM** - Continuation of wood flooring. Wall lights. Radiator. Picture rails. Window to front aspect with Roman blind. TV point.







**KITCHEN** - Contemporary wood base and wall units with metal handles, and granite worktop. Neff Stainless steel electric oven and gas hob with Belling stainless steel and glass extractor hood above. Shaws Original inset butler sink with Perrin & Rowe chrome cross head mixer tap. Part-tiled walls. Integrated fridge. Plumbing for washing machine. Window to rear garden, and side door to garden. Down lighters. Radiator. Ceramic tiled floor.

#### **ON THE FIRST FLOOR:**

**LANDING** - Carpeted stairs to first floor with painted banisters. Loft access (part-boarded with light.)

**BEDROOM ONE** - Continuation of carpet. Decorative ceiling. Picture rails. Window to front aspect and original period feature arched window. Ceiling light. TV and phone point.

**BEDROOM TWO** - Rear aspect double bedroom with two built-in wardrobes featuring hanging rails and shelving. Radiator. Ceiling light. Picture rails.

**BEDROOM THREE** - Continuation of carpet. Rear aspect double bedroom. Picture rails. Built-in wardrobes. Radiator. Ceiling light.

**BATHROOM** - White Heritage bathroom suite comprising corner bath with wood panel, chrome lever mixer taps, and antique telephone style shower mixer tap; low level WC and wash basin with chrome lever taps. Part-tiled walls. Obscured glazed window to side. Oak style bathroom cabinet with mirrored door. Heated towel rail. Ceramic tiled floor. Chrome down lighters.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>	<b>49</b>	<b>60</b>
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

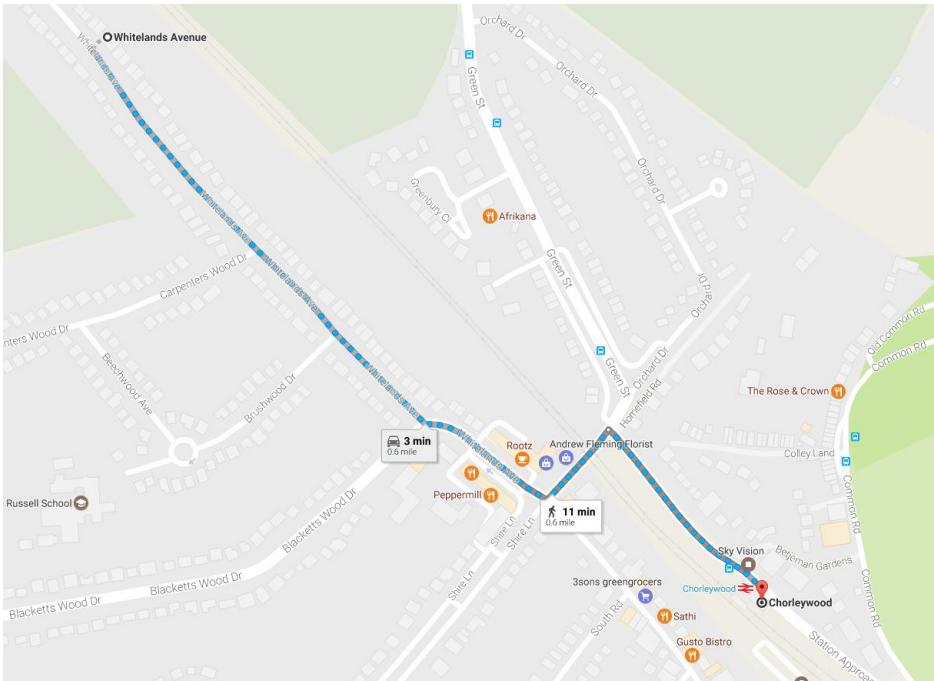
**Post Code – WD3 5RG**

**Council Tax –**

Three Rivers District Council – Band F: £2,340.85  
(for the period April 2017- March 2018)







Map & direction data © Google [Click on Map to be directed to Google Map View](#)

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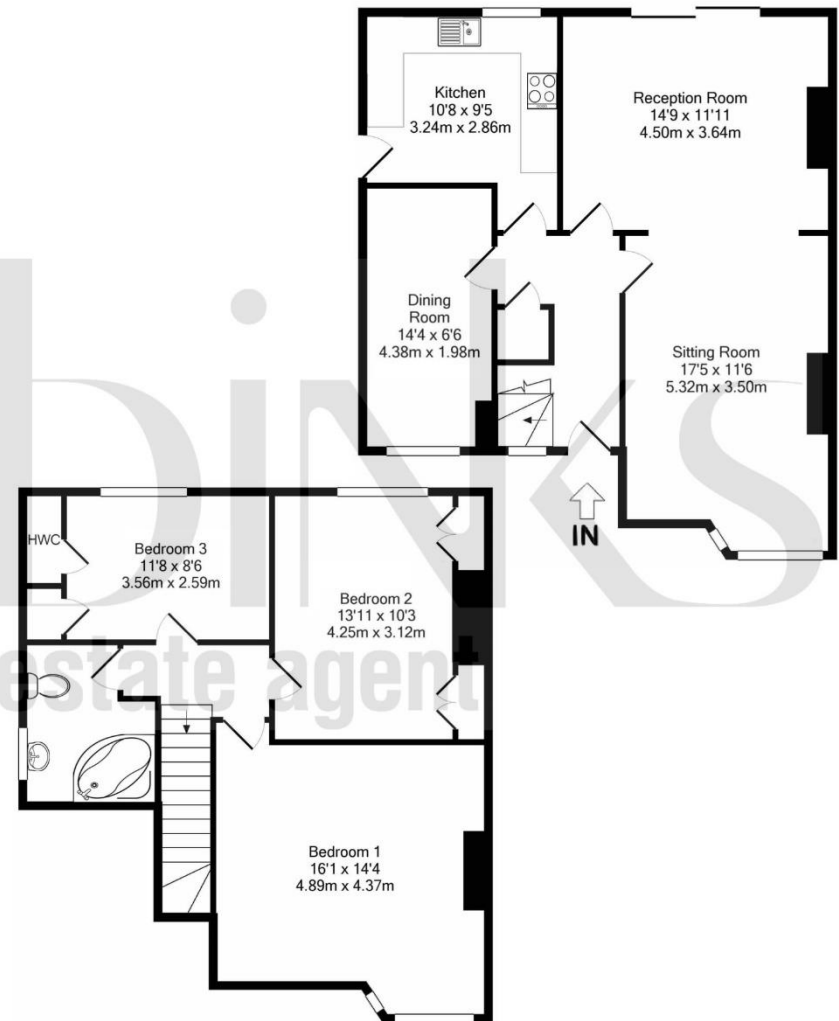
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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation 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: March/2017 © Binks (Sales & Lettings) Limited 2017. ALL RIGHTS RESERVED AND COPYRIGHTED.

## Whitelands Avenue, Chorleywood, Hertfordshire, WD3 5RG

Approx. Gross Internal Area  
118 sq m – 1269 sq ft



01923 282244

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Chorleywood, Herts, WD3 5SE

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