

Hamptons

INTERNATIONAL



Berks Hill, Chorleywood, WD3

3  1  2 

GUIDE PRICE

£1,150,000

(£1,150,000)

Property details



Key features

- **Three-bedroom semi-detached family home**
- **Well maintained throughout**
- **Excellent potential to extend (STPP)**
- **Spacious dual-aspect sitting room with fireplace**
- **Kitchen/dining room**
- **Downstairs WC and useful storage space**
- **Two generous double bedrooms and a study**
- **Family bathroom on the first floor**
- **Private rear garden with patio area**
- **Garage providing additional storage**

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Description

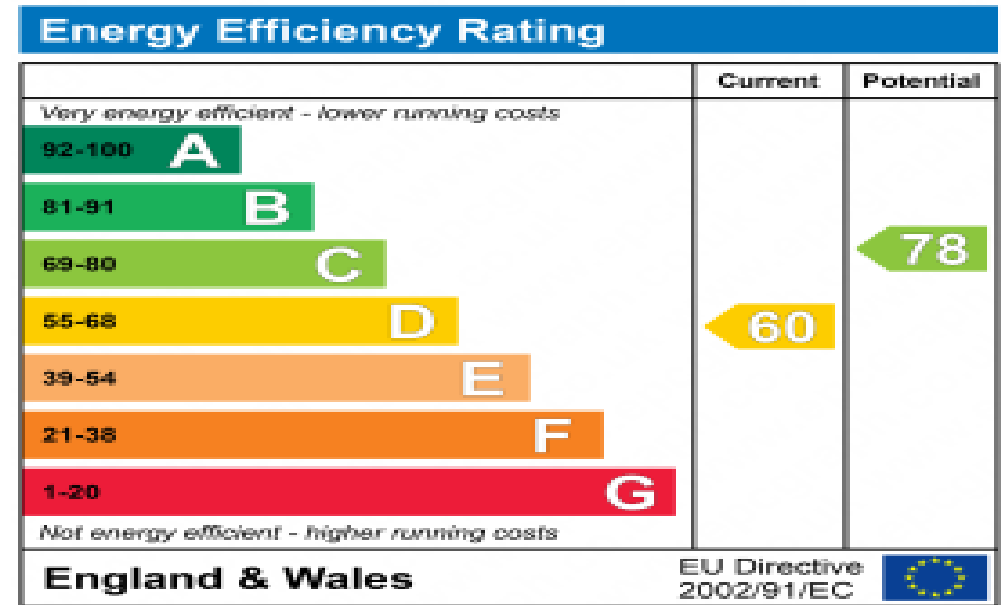
Situated within easy reach of the village centre, this well-maintained three-bedroom semi-detached family home offers generous living space and excellent potential for modernisation. Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable third bedroom, ideal as a child's room, guest room or home office. A family bathroom serves the first floor. Externally, the property benefits from a good-sized patio area leading from the sitting room, perfect for outdoor dining, along with a private garden. A separate garage with lighting and power provides additional storage or parking with electric vehicle charge point. The property has been very well cared for, presenting an excellent opportunity for buyers to personalise and add value. There is also the potential of a fourth bedroom via loft conversion and plans have been drawn up for viewing. Located just a short distance from the heart of Chorleywood village, with its range of shops, restaurants and transport links, this home combines convenience with great potential. Outside the property enjoys a beautifully maintained and well-established rear garden, offering a high degree of privacy and a wonderfully tranquil setting. Predominantly laid to lawn, the garden is framed by mature hedging, trees and thoughtfully planted borders, creating a colourful and ever-changing outlook throughout the seasons. A patio area adjoins the house, providing the perfect space for outdoor dining and entertaining, while the generous lawn extends to the rear, ideal for families or keen gardeners alike. This impressive outdoor space is a real highlight of the property, combining both practicality and charm in a peaceful village setting. Situation Berks Hill is a popular road 0.4 miles from Chorleywood Station which provides a frequent Metropolitan Line service to Baker Street and The City and the Chiltern Turbo to Marylebone. The village offers an array of cafes, restaurants and shops including the popular Chorleywood Book Shop. There is a good selection of schools and nurseries both State and private within the area. Countryside and woodland walks are on your doorstep with Carpenters Wood close by. Chorleywood Common has a public 9 hole golf course and lovely bridle paths and walks. Access to the M25 is at either Junction 17 or 18 with connections to the airports and motorway network. Property Ref Number: HAM-64361











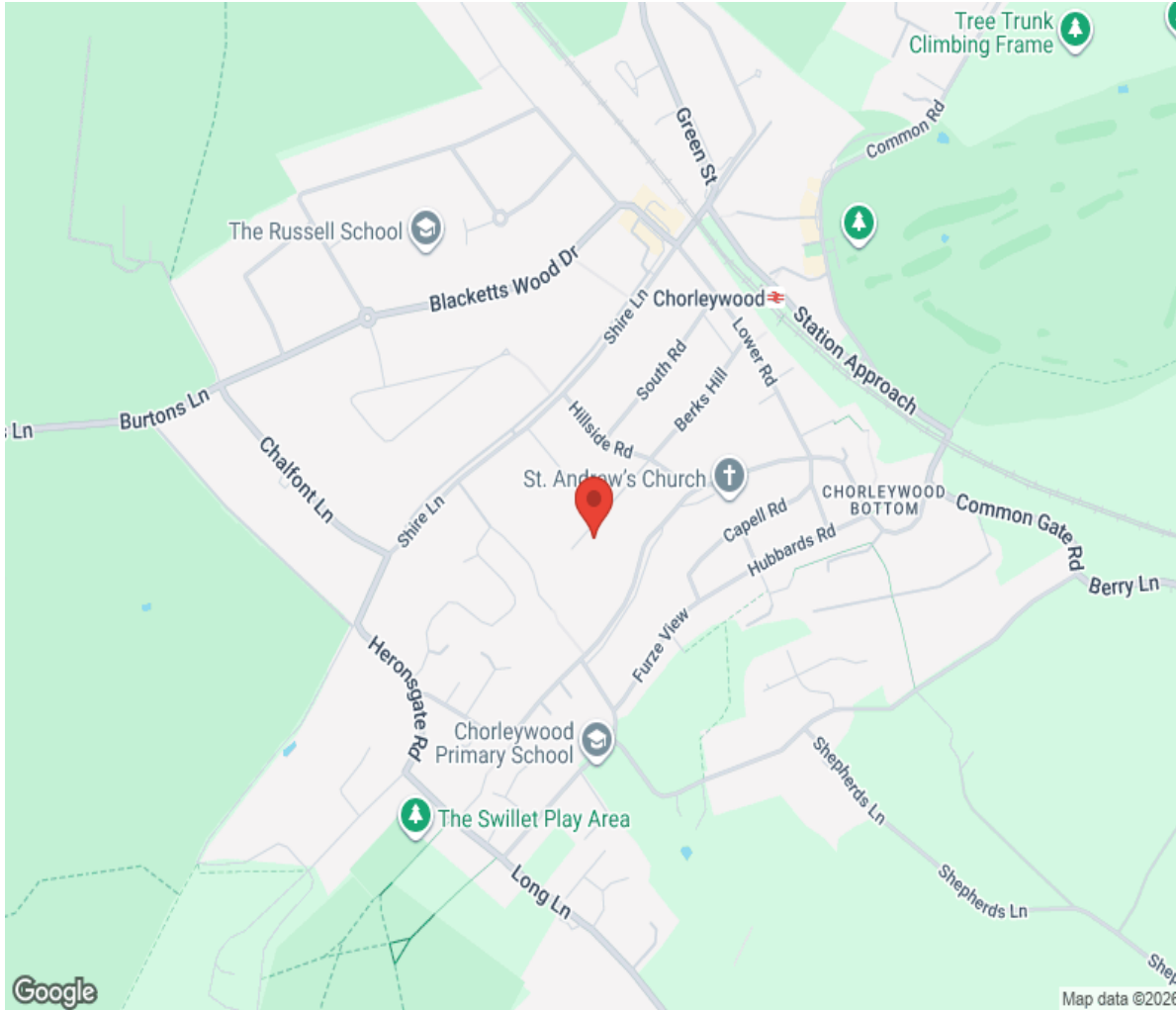
Floor plan

Approximate Area = 1577 sq ft / 146.5 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1714 sq ft / 159.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with NICE Property Measurement 2nd Edition.

Location



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