



4 Turneys Orchard, Chorleywood, WD3 5SA

Guide Price £225,000









# 4 Turneys Orchard

Chorleywood, WD3 5SA

- FIRST FLOOR RETIREMENT PROPERTY
- 1 BEDROOM WITH EXTENSIVE FITTED WARDROBES
- BATHROOM WITH WALK-IN SHOWER
- ON-SITE MANAGER AND TELEPHONE ENTRY SYSTEM
- NO ONWARD CHAIN
- SITTING/ DINING ROOM WITH LOVELY OUTLOOK
- BEAUTIFUL FITTED KITCHEN
- 24 HOUR EMERGENCY CALL SERVICE
- CLOSE TO VILLAGE & STATION
- EPC : D

A particularly charming first floor retirement apartment (for the over 55's) set in a secluded corner of this much sought after development, within easy reach of the village centre, Met/Chiltern Line station and local amenities.

The property has lovely views from all rooms and benefits from a stair lift (this can be removed if preferred).

The spacious bedroom features an extensive range of fitted wardrobes and two windows to allow maximum light.

The attractive fitted kitchen has views towards the common and entrance to the development. Range of wooden wall and base units, granite worktops, built-in double Bosch oven, ceramic hob, slimline dishwasher, white ceramic sink with drainer, Liebherr fridge-freezer, washer/dryer and high gloss floor tiles.

The impressive sitting/dining room has a stone effect feature fireplace, built-in storage cupboards and shelving with lighting, and enviable outlook towards the beautifully maintained, mature communal gardens.

The shower room has an easy access walk-in shower with built-in seat, white sink and WC, heated towel rail, obscured glazed window and a large airing cupboard housing the hot water tank. Non-slip flooring.

Communal entrance to front door. Private entrance hall with storage cupboards.

Parking space to the front front, and outdoor bin storage cupboard.

On-site Estate Manager, 24-hour emergency call service, and a communal conservatory providing a lovely space for residents to socialise.



## SITUATION:

This property enjoys access to Chorleywood village centre, with its varied shopping facilities and railway station which provides a Chiltern Line/Met Line service into London. For those who drive, there is access to the M25 at junctions 17 and 18. Schooling, both state and private, is available within the district and surrounding areas. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park. Equestrian pursuits are also well catered for.

## VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

## TENURE:

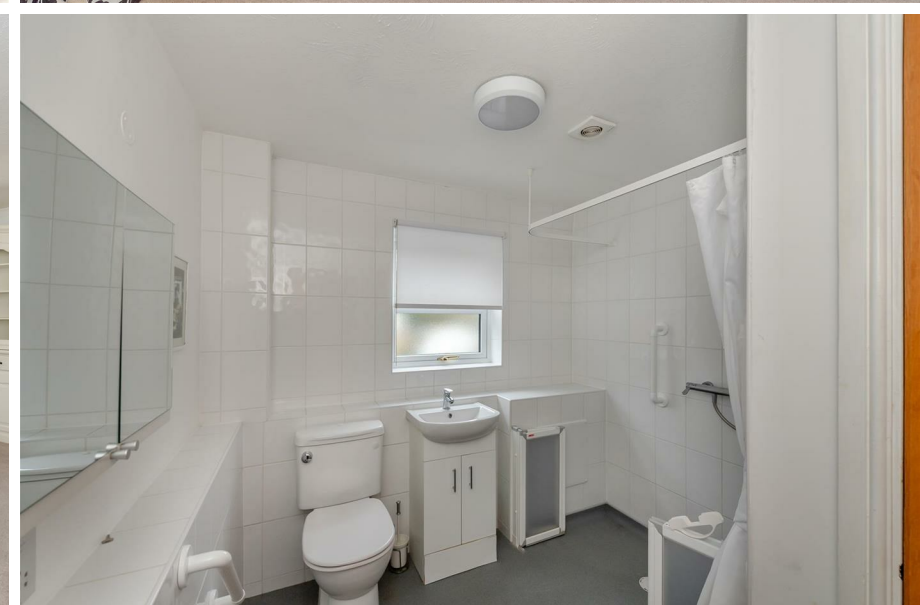
Leasehold - 125 years from 31/3/1987. (87 years remaining).

Service Charge - Approx £240 PCM

## COUNCIL:

Three Rivers District Council - Band E: £2830.80 (2025/2026)



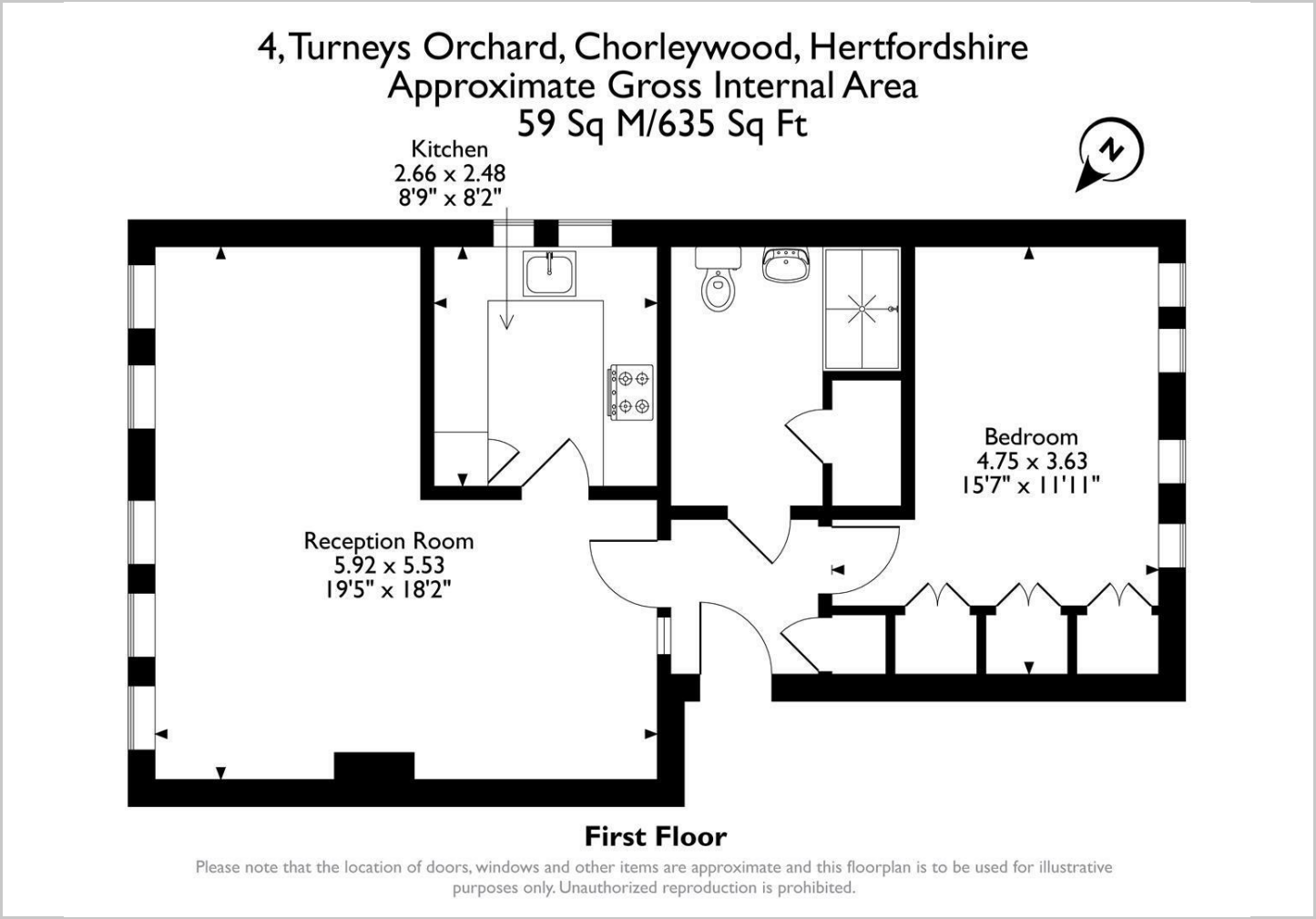








Floor Plans

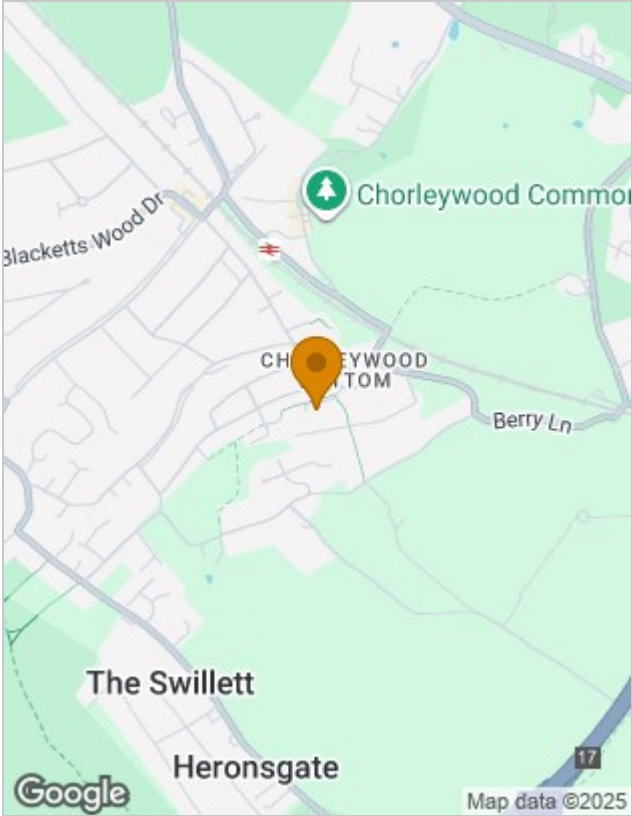


Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

