



2 Gilliats Green, Chorleywood, WD3 5LN

Guide Price £1,100,000





# 2 Gilliats Green

Chorleywood, WD3 5LN

- ATTRACTIVE DETACHED FOUR BEDROOM FAMILY HOME
- WELL-APPOINTED LIMED OAK FITTED KITCHEN
- DINING ROOM & SEPARATE STUDY/PLAYROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ATTRACTIVE, SECLUDED REAR GARDEN
- SOUGHT-AFTER PRIVATE ROAD CLOSE TO THE COMMON AND STATION
- SITTING ROOM WITH OPEN FIREPLACE
- TWO BATHROOMS & CLOAKROOM
- DOUBLE GARAGE AND PARKING FOR TWO CARS
- EPC RATING: C

An attractive four bedroom detached family home nestling in a sought-after private road of only three houses, on the edge of Chorleywood Common.

This charming, well-presented property is just a few minutes' walk from the station and shops and is within easy reach of popular schooling for all ages. Built approximately 35 years ago, it comes to the market for the first time since its original owners moved in.

To the ground floor there is a welcoming entrance hall with downstairs cloakroom and coat storage cupboard. The well-appointed limed oak kitchen, with a wide range of base and wall units, Neff double oven and gas hob and an integrated fridge-freezer. Space for laundry appliances and dishwasher.

The sitting room has a beautiful open fireplace and door to the rear garden and patio, while the double doors to the separate dining room offer flexible living space when entertaining. A separate study with views towards the Common, would also make an ideal playroom.

To the first floor are four bedrooms, three with built-in wardrobes. The principal bedroom has a beautiful en-suite bathroom, with an additional shower over the bath. The family bathroom has a white suite with a large walk-in shower.

There is a generous landing with loft access, and an airing cupboard housing the hot water tank. Gas central heating and double glazing throughout.

To the front a spacious double garage with up and over door, and driveway parking for two cars.

The west facing rear garden is mainly laid to lawn with mature trees and a paved patio.



## 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.

## TENURE

Freehold

## COUNCIL

Three Rivers District Council- Band G: £3860.17 (2025-2026)

## VIEWINGS

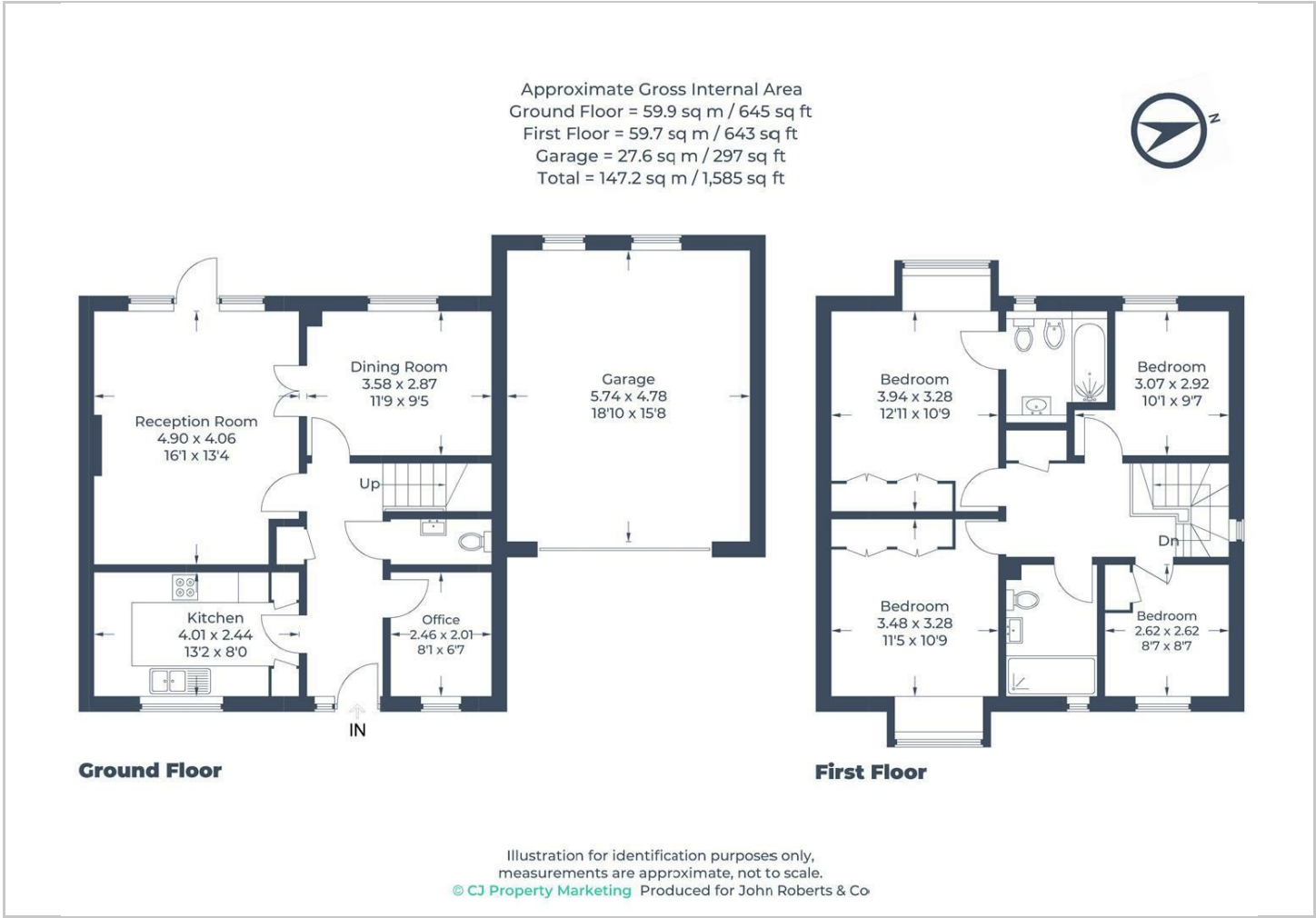
By appointment only please via the Vendors' Agents, John Roberts & Co. 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.







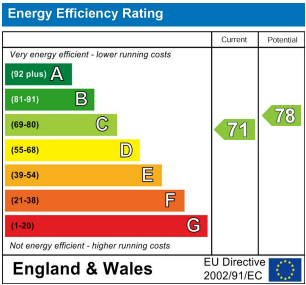
Floor Plans



Location Map



Energy Performance Graph



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.