



JOHN ROBERTS & Co
estate agents



123 Whitelands Avenue, Chorleywood, WD3 5RQ

Guide Price £1,200,000



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123 Whitelands Avenue

Chorleywood, WD3 5RQ

- DETACHED FIVE BEDROOM FAMILY HOME
- REAR GARDEN WITH DIRECT ACCESS TO WOODLAND
- SITTING ROOM, DINING ROOM AND LARGE CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- FIVE BEDROOMS (FOUR DOUBLE, ONE SINGLE)
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- WALKING DISTANCE TO STATION AND VILLAGE CENTRE
- GARAGE & PARKING FOR FOUR CARS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC:

An attractive five-bedroom detached property combining generous living space, a superb garden setting, and an enviable location close to village amenities, transport links, and excellent schooling, this is a wonderful family home in one of Chorleywood's most sought-after locations. A glazed porch leads into the entrance hall. The ground floor features a spacious kitchen/breakfast room with direct access to the garden. A generously proportioned sitting room offers a warm and inviting setting for relaxation and gatherings and features a charming working fireplace. Glazed double doors opening into a separate dining room, perfect for both formal and informal entertaining. To the rear, a spacious conservatory spans the full width of the property, flooding the space with natural light and providing seamless access to the beautifully maintained garden. A guest cloakroom completes the ground floor.

The first floor is arranged around a spacious landing and comprises four double bedrooms and a single bedroom. The principal suite benefits from an en-suite shower room. The remaining bedrooms share a stylish family bathroom fitted with a white suite and shower over the bath. Outside, the delightful rear garden is predominantly laid to lawn and framed by mature shrubs and trees, it offers a high degree of privacy thanks to the mature hedging. Three garden sheds provide excellent storage, while a gate at the far end of the garden offers direct access to the woodland beyond, creating a wonderful sense of space and tranquillity. There is covered side access from the kitchen to the garage. The property also benefits from solar panels.

To the front, a driveway has a single garage and an electric car charging point,. There is parking for up to four vehicles to the front. A mature cherry tree and attractive front garden create an appealing first impression.



LOCATION

Chorleywood is a popular place to live, offering the perfect combination of beautiful countryside with close proximity to central London. As well as excellent rail links on both the Metropolitan Line into the city and Chiltern Line to Marylebone, there's also easy access to the M25 at Junctions 17 and 18. Heathrow is also close by.

Sought-after schooling for all ages, both state and private, is just one reason families choose to live here, and the village centre offers a selection of independent shops and cafes. Leisure facilities include Chorleywood Common with almost 200 acres of woodland and grassland. The Chorleywood House Estate is a nature reserve with ancient woodland and footpaths to the beautiful River Chess. In addition, there are clubs for football, cricket golf and tennis for all ages.

COUNCIL TAX

Three Rivers District Council Band G : £4049.41 (2026/27)

VIEWINGS

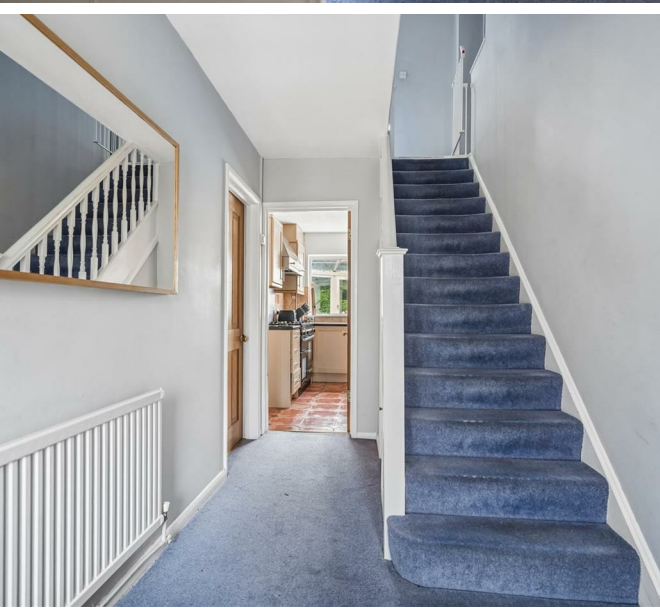
By appointment only please via the Vendors' Agents, John Roberts & Co, 47B Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

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

TENURE

Freehold



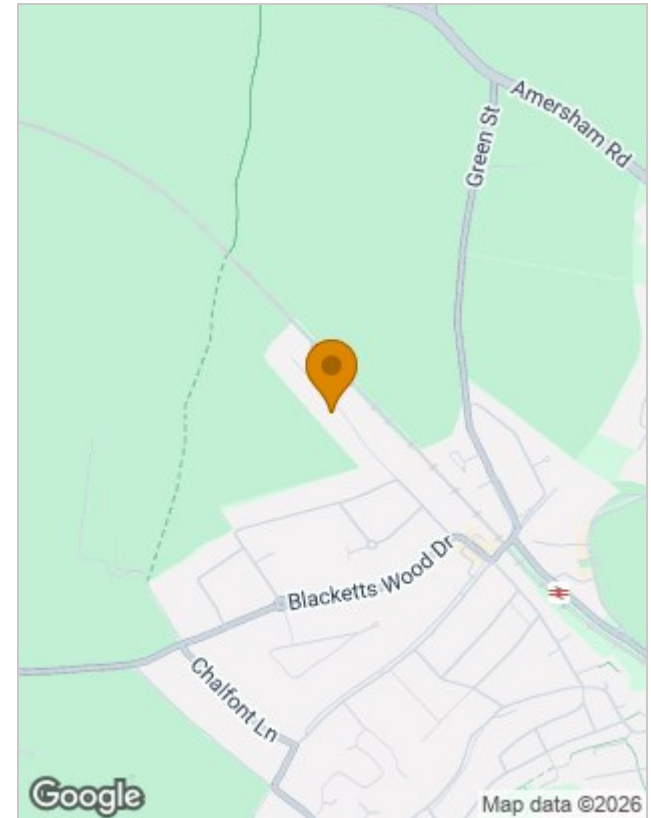




Floor Plans



Location Map



Energy Performance Graph

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

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.