



JOHN ROBERTS & Co  
estate agents



Alba Grove Homefield Road, Chorleywood, WD3 5QJ

Guide Price £2,000,000



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# Alba Grove Homefield Road

Chorleywood, WD3 5QJ

- NEW BUILD PROPERTY IN A PRIVATE LOCATION
- 3,122 SQ FT (INCLUDING GARAGE)
- FIVE BATHROOMS
- SITTING ROOM & FAMILY ROOM
- SUPERB TERRACE, BALCONY AND GARDENS
- APPROX HALF ACRE PLOT (2,020 Sq M / 0.2 ha)
- FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- UTILITY ROOM & WALK IN AIRING CUPBOARD
- DOUBLE GARAGE & AMPLE PARKING

An impressive and recently completed family home, nestled at the end of a highly sought after private road, close to Chorleywood village, station and popular schools. This imposing five-bedroom architect designed property is set in delightful grounds of approximately 0.5 acres, and offers 2.745sq ft of living space, arranged over three floors.

To the ground floor, a spacious tiled entrance hall leads to a charming sitting room with fireplace and bi-fold doors to the garden. There is a separate family room with front aspect and both rooms have beautiful wooden flooring. The high gloss well-appointed kitchen/dining room has built-in appliances including an induction hob, two ovens and dishwasher, with space for large fridge-freezer, plus wine cooler and feature lighting above a large island with a double sink. Bi-fold doors span the entire width, opening onto a stunning terrace, the perfect space for entertaining. Separate large laundry/utility room. A contemporary shower room completes the ground floor with underfloor heating throughout.

To the first floor are four bedrooms. The principal bedroom has a dressing area, fully tiled en-suite shower, views to the rear and a mezzanine storage area accessed from the loft. Bedroom two also has a fully tiled en-suite shower room and the family bathroom features a large bath with shower over, and double wash basins. Bedroom four has doors opening onto the garden and the generous landing also has a door to the balcony. A large walk-in airing cupboard completes the first floor. Bedroom three on the second floor with an en-suite shower room is perfect for teenage children or guest accommodation.

To the front, this attractive property is set back from the road and has a detached double garage with two electric doors. The garden is mainly laid to lawn and features a variety of mature trees. The secluded, paved, walled terrace to the rear is a particular feature, completing this impressive newly built family home.



## 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.

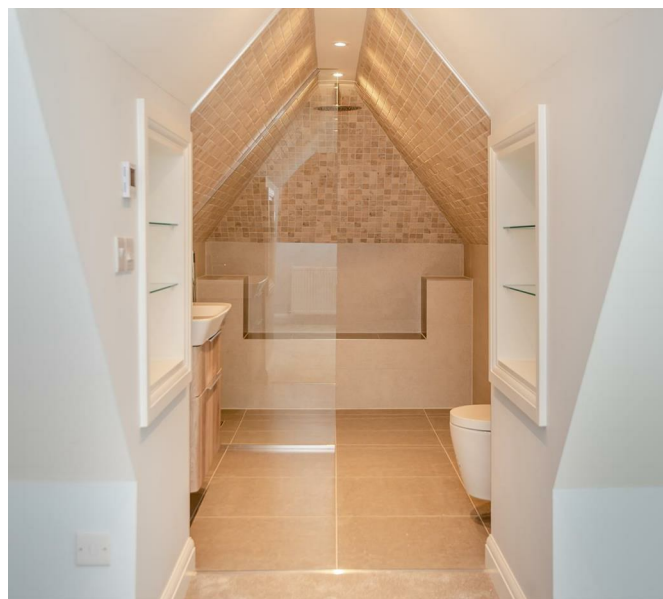
Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

## TENURE:

Freehold

## COUNCIL:

Three Rivers DC





Floor Plans



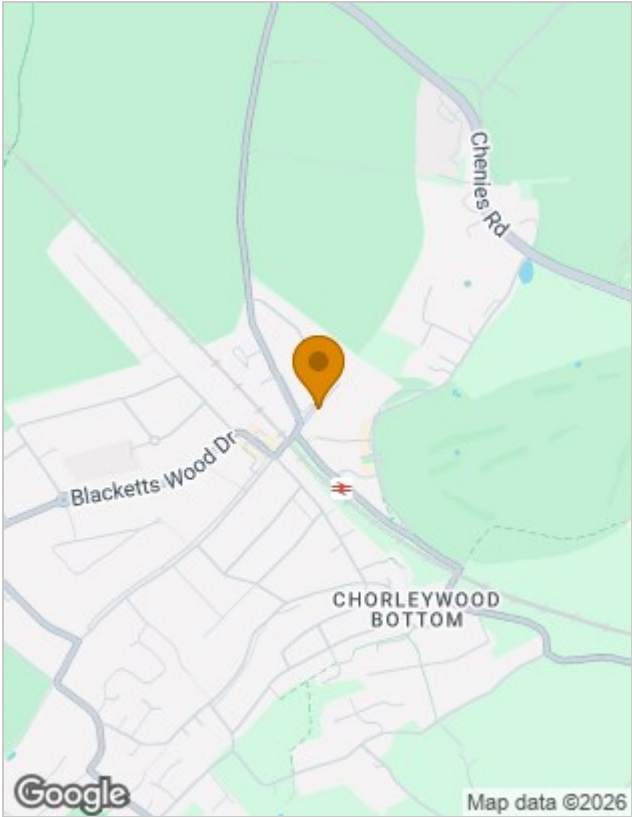
Viewings

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.

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Location Map



Energy Performance Graph

| 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>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |