



Lawford Close, Chorleywood, WD3 5JX

£789,950



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A well-presented three-bedroom detached family home, situated in a peaceful cul-de-sac within the sought-after Swillett area of Chorleywood. The property offers well-proportioned accommodation, a generous rear garden and the added benefit of full planning permission for a substantial double-storey side and rear extension, providing the opportunity to create a five-bedroom family home. Ref. No: 25/1351/FUL

Upon entering, the central hallway provides access to the principal ground floor accommodation, including a convenient downstairs shower room positioned to the front of the property.

To the rear, the kitchen is well laid out with a good range of worktop and storage space, room for appliances and views over the garden.

The property benefits from an impressive living/dining room measuring over 24 feet in length. This bright and versatile space provides ample room for both relaxing and entertaining, with direct access to the generous rear garden. The garden offers an excellent setting for outdoor dining and entertaining, as well as plenty of space for children to play.





Upstairs, there are three well-proportioned bedrooms. The principal bedroom is a generous double, with the second bedroom also offering comfortable double-bedroom accommodation. The third bedroom provides a versatile space that could be used as a child's bedroom, home office or guest room.

The bedrooms are served by a family bathroom fitted with a bath, basin and WC.

The property is already a comfortable and practical family home, with a well-balanced layout and excellent outside space. For those looking to create additional accommodation, the existing planning permission provides significant scope to extend and reconfigure the property, ultimately creating a substantial five-bedroom family residence.





Located within a quiet cul-de-sac in the popular Swillett area of Chorleywood, the property is within a short walk of Chorleywood JMI School. Chorleywood village centre is also close by, offering a range of shops, cafés and everyday amenities. Chorleywood Station provides direct links into London via the Metropolitan Line and Chiltern Railways, while the surrounding countryside, including Chorleywood Common, provides extensive opportunities for walking and outdoor leisure.



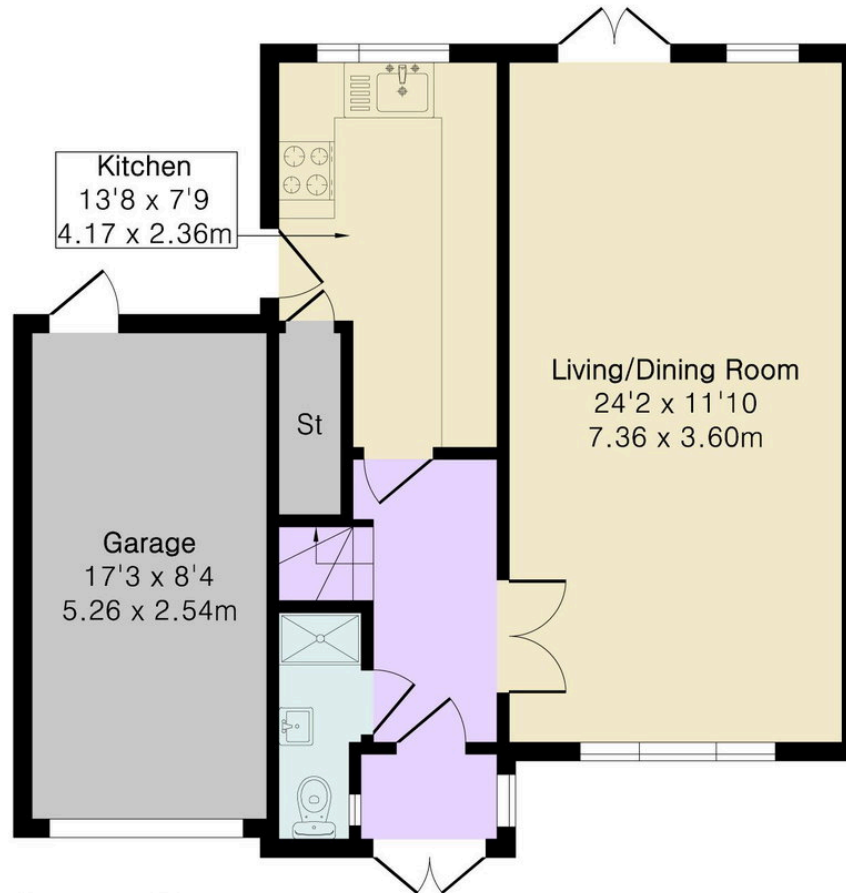
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Approximate Gross Internal Area 991 sq ft - 92 sq m
(Excluding Garage)**

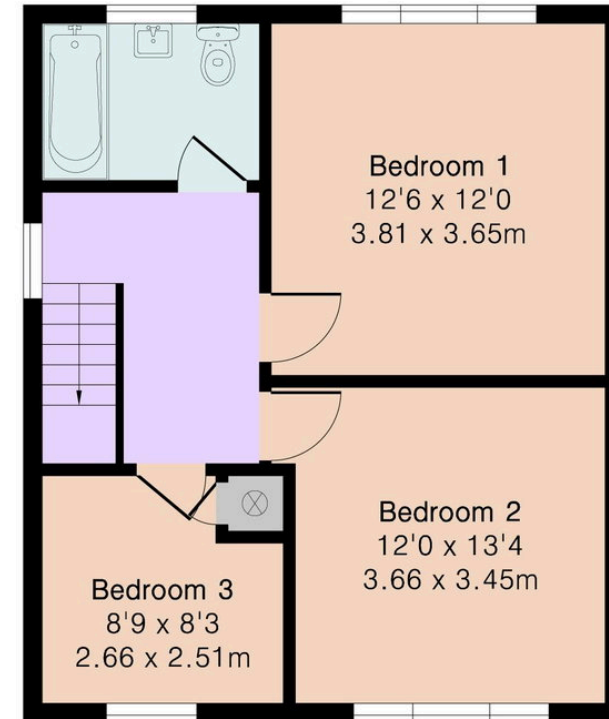
Ground Floor Area 509 sq ft – 47 sq m

First Floor Area 482 sq ft – 45 sq m

Garage Area 144 sq ft – 13 sq m



Ground Floor



First Floor

Call 01628 876333 or email hello@barrettmove.co.uk

42 Marlow Bottom, Marlow, Bucks, SL7 3NB

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