

## 5 Bed Detached In Capell Avenue Chorleywood, Rickmansworth, WD3 5HX

£1,250,000





## SHORT DESCRIPTION

Property Ref: 17151 Tucked away in the heart of Chorleywood village, this beautiful 5-bedroom detached home has been comprehensively refurbished very recently – the property boasts a sleek, contemporary modern finish providing the rare benefit of a move-in-ready home. Downstairs, the layout has been thoughtfully designed around family life and entertaining, fully equipped with in-built ceiling sound systems. An open-plan kitchen, dining and living space forms the true heart of the home – where full-width bi-fold doors fold back completely to connect the interior seamlessly with the garden's outdoor dining and living area – one of the standout features of the house – perfect for summer gatherings and everyday family life alike. In addition to two large rooms downstairs, there is a separate cloakroom and a dedicated laundry room for everyday practicality. Upstairs, three generous double bedrooms, with ample storage space, are served by two well-appointed bathrooms, each fitted with both a bath and a separate shower. The principal bedroom benefits from its own en-suite. Outside, the garden has been beautifully finished with newly laid patio tiling and a lush lawn, all set within a private, low-maintenance plot. A dedicated outdoor dining and living area with areas perfect for a hot tub, fire pit and barbecues – perfect for entertaining into the evening. A separate garden studio, currently used as a home gym, comes complete with its own bathroom and shower – making it equally suited to a home office, an independent living space, or a guest bedroom. Parking is well provided for, with a single garage and a generous driveway providing space for 3 cars. There is additional off-street parking available. The location is exceptional: • Chorleywood station is under 10 minutes walk – the Metropolitan line and Chiltern Railways services delivering you into Central London in c. 30 minutes • Access to M25 is within a 2 minute drive • Chorleywood is renowned for both its excellent state and private schools – the property sits within the catchment areas of all such Excellent Ofsted rated. This includes St Clement Danes, Chorleywood Primary School, and Russell School (all within walking distance), and Rickmansworth School nearby, alongside well-regarded independent schools including York House, Royal Masonic and Merchant Taylors Genuine suburban lifestyle in the heart of the Chilterns, in a highly sought-after village renowned for its blend of countryside charm and commuter convenience with access to Central London within 30 minutes. Property Type: Detached Full selling price: £1250000.00 Pricing Options: No Status Tenure: Freehold Council tax band: G EPC rating: C Measurement:2002.09 sq.ft. Outside Space: Rear Garden, Patio Parking: Garage, Driveway Heating Type: Double Glazing, Gas Central Heating, Underfloor Heating Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied..

5

Bed Room(s)

4

Bath Room(s)

1

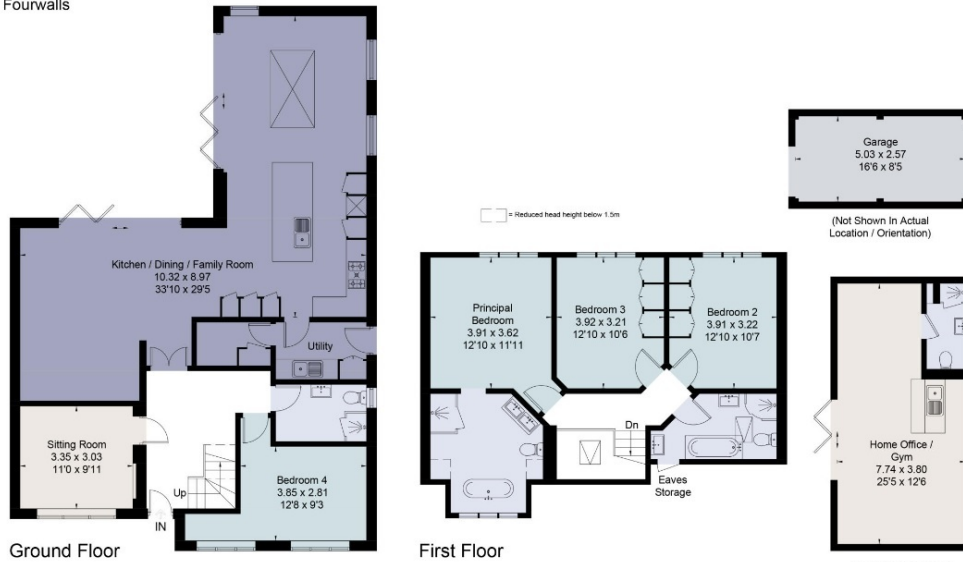
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Approximate Area = 188.4 sq m / 2028 sq ft  
Garage = 12.9 sq m / 139 sq ft  
Studio = 29.4 sq m / 316 sq ft  
Total = 230.7 sq m / 2483 sq ft  
Including Limited Use Area (3.2 sq m / 34 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
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|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 186 square metres |

### Rules on letting this property

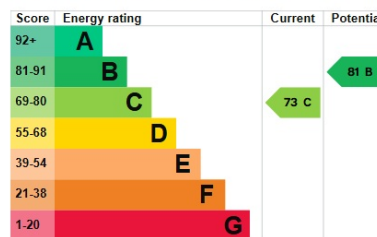
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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