



## A WELL-PRESENTED FOUR BEDROOM HOUSE IN AN IDEAL LOCATION

Edinburgh Avenue, Rickmansworth, Hertfordshire WD3 8LB

**ROBSONS**

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**LIVING ROOM • KITCHEN / DINER • UTILITY ROOM • CLOAKROOM • FOUR BEDROOMS • BATHROOM • PRIVATE FRONT & REAR GARDEN • GARAGE • OFF-STREET PARKING •**

## Description

Robsons are pleased to present this spacious and bright four bedroom semi-detached family home in Rickmansworth.

Internally, the property has been dressed in neutral tones throughout comprising an entrance hall leading to a guest cloakroom, kitchen with ample storage units and work surfaces, a utility room and a bright and airy living room. Moving up onto the first floor open landing, there are four light-filled bedrooms served by a family bathroom.

To the rear, the property benefits of a private secluded garden with a laid lawn, pond, decking and access to the garage and off-street parking. There is the added benefit of a large, private front garden that is also laid to lawn with mature shrub borders.





### Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

### Additional Information

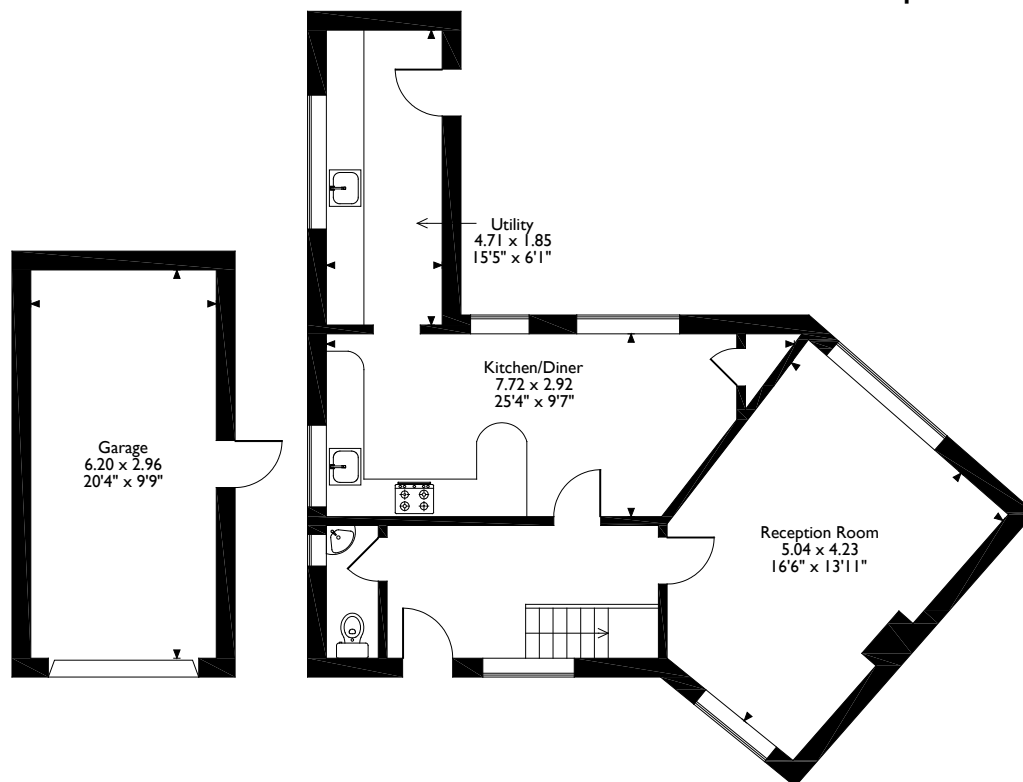
Tenure: Freehold

Local Authority: Three Rivers District Council

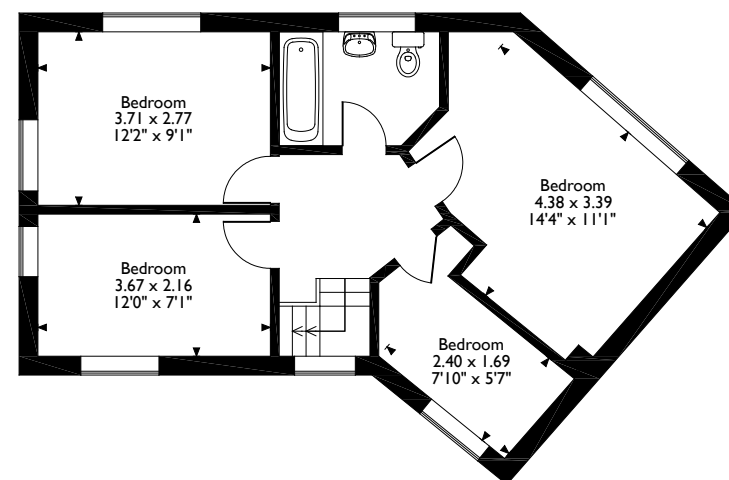
Energy Efficiency Rating: Band D



Edinburgh Avenue Mill End, Rickmansworth  
 Approximate Gross Internal Area  
 Main House = 113 Sq M/1216 Sq Ft  
 Garage = 18 Sq M/194 Sq Ft  
 Total = 131 Sq M/1410 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

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