



**A MODERN & BEAUTIFULLY PRESENTED 5 BEDROOM PROPERTY IN PRIME LOCATION**

Gilliat Row, 22 Ebury Road, Rickmansworth, Hertfordshire, Wd3 1BN



- **RECEPTION ROOM**
- **KITCHEN/DINING FAMILY ROOM**
- **MASTER BEDROOM WITH ENSUITE**
- **FOUR FURTHER BEDROOMS**
- **TWO FAMILY BATHROOMS**
- **REAR GARDEN**
- **TWO GATED PARKING SPACES**
- **0.1 MILE FROM RICKMANSWORTH STATION**

### Description

Perfectly placed for a number of highly regarded schools, excellent transport links and local amenities, this modern and well-presented five-bedroom, three-bathroom town house provides the most convenient lifestyle for families to enjoy.

The property is situated 0.1 miles from Rickmansworth Station and benefits from gated parking for two cars.

The ground floor comprises an entrance hallway with a guest WC and stairs to the first floor. There is a front aspect reception room with bay window and a spacious, open-plan kitchen/dining/family room. The kitchen features tasteful, modern handleless units providing ample storage space, integrated appliances. In addition, there is a breakfast bar and a dining area with French doors opening out to the garden. The property also benefits from underfloor heating throughout.





To the first floor there is a principal bedroom boasting fitted wardrobes and an ensuite shower room, two further well-appointed bedrooms and a fully tiled family bathroom. The second floor hosts two further bedrooms, a shower room and a WC.

Externally, this lovely home offers a well-presented rear garden laid with easy to maintain Astroturf, a patio area and rear access to the garden. The property also benefits from two gated parking spaces.

### **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

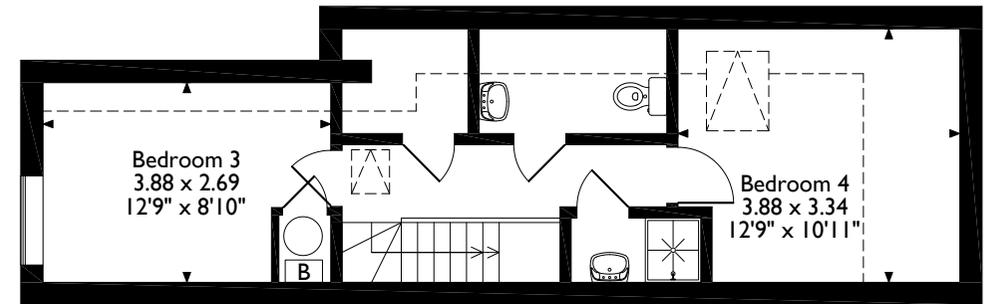
Council Tax: Band F

Energy Efficiency Rating: Band B

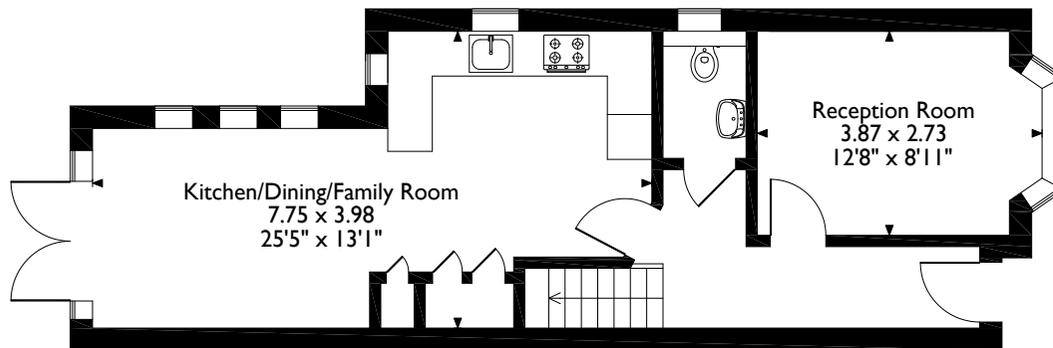


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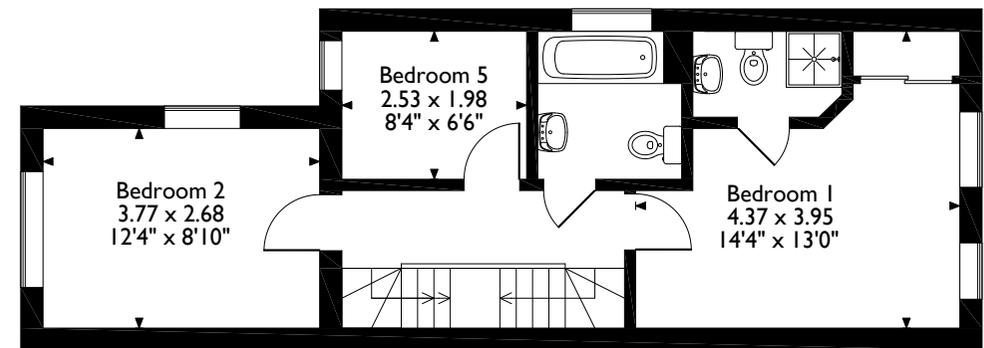
## Approximate Gross Internal Area 125 Sq M/1346 Sq Ft



**Second Floor**



**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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