



WELL PRESENTED THREE BEDROOM CHARACTERFUL COTTAGE

Church Lane, Mill End, Rickmansworth, Herts, WD3 8PU

ROBSONS

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- RECEPTION ROOM/DINING ROOM
- KITCHEN
- GUEST CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE BATHROOM
- TWO FURTHER DOUBLE BEDROOMS
- SHOWER ROOM
- ATTRACTIVE REAR GARDEN & HOME OFFICE

An immaculately presented, three-bedroom cottage offering both character and charm with modern interiors, situated within easy reach of local amenities, schools and excellent transport links.

Upon entering the property there is a welcoming reception room with plenty of character, a beautiful feature fireplace and sash window, a separate dining room that flows effortlessly through to a spacious, modern fitted-kitchen featuring a variety of units with integrated appliances with room for a table and chairs and French doors opening out to the garden. Completing the ground floor is a guest cloakroom.





To the first floor there is a principal bedroom with large ensuite family bathroom and a second good-sized bedroom. The second floor hosts a third double bedroom, a family shower room and access to eaves storage.

Externally, this lovely home offers a beautifully presented rear garden that is laid to lawn with established shrubs and hedges, as well as a patio area perfect for alfresco dining in the summer months and a home office.

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.

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band D

Energy Efficiency Rating: Band D



Church Lane, Mill End, Rickmansworth, Hertfordshire

Approximate Gross Internal Area
Main House = 97 Sq M/1041 Sq Ft
Outbuilding = 9 Sq M/101 Sq Ft
Total = 106 Sq M/1142 Sq Ft



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.



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