



## WELL PRESENTED THREE BEDROOM FAMILY HOME WITH GARAGE

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Arnett Way, Rickmansworth, Hertfordshire, WD3 4DA

**ROBSONS**

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**PORCH • OPEN PLAN LOUNGE • DINING ROOM • KITCHEN • GUEST CLOAKROOM • PRINCIPAL BEDROOM • TWO ADDITIONAL BEDROOMS • FAMILY BATHROOM • GARAGE • GARDEN • DRIVEWAY •**

Robsons are pleased to present this well presented three bedroom family home in Rickmansworth, that has many attractive features to include zone central heating and solar reflective glass at the front of the house

The property has a generously sized lounge with a picture window to the front. This is open to the dining room which has patio doors to the rear garden. The kitchen has a range of modern units with quartz work surfaces and integrated appliances, with a window overlooking the rear garden and a door out to the side of the property. The ground floor also has the benefit of an entrance porch and a guest cloakroom.

To the first floor is the principal bedroom which has fitted wardrobes, two additional bedrooms and the family bathroom, which has a shower above the bath, under sink storage and a towel rail.





The property has a good sized driveway to the front, providing off street parking for multiple vehicles and leading to the garage, which has an up and over door to the front and a side door to the garden. The rear garden is mainly laid to lawn with flower beds, a greenhouse and a good sized paved patio which is ideal for entertaining.

This well positioned family home has large windows providing plenty of natural light.

### **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

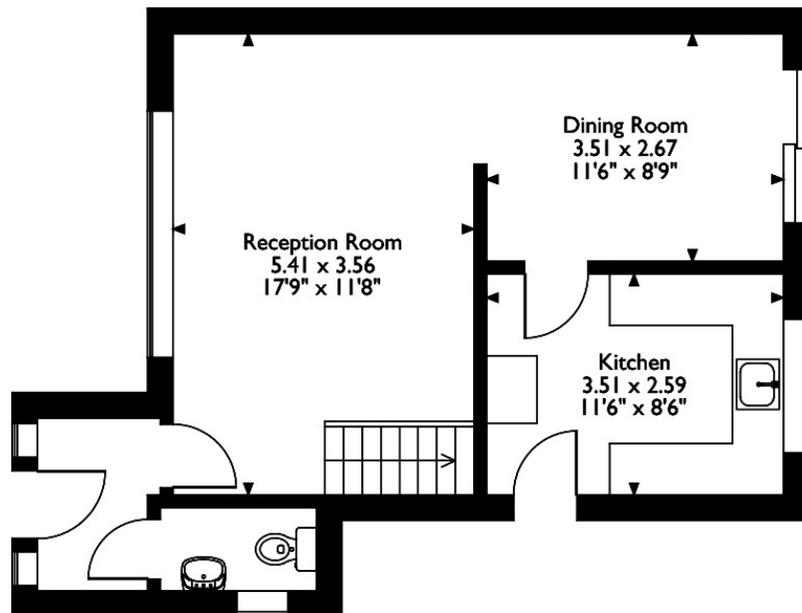
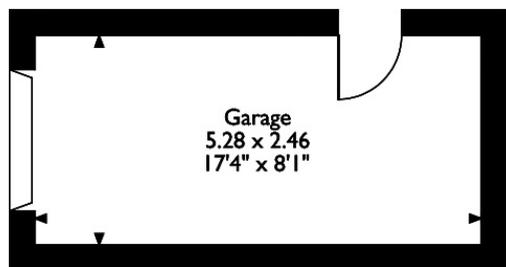
Local Authority: Three Rivers District Council

Council Tax: Band F

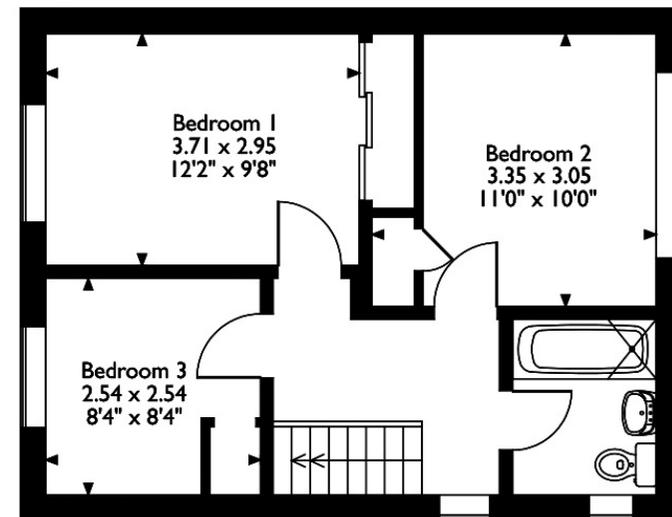
Energy Efficiency Rating: Band C



Arnett Way, Rickmansworth  
Approximate Gross Internal Area  
Main House = 84 Sq M/908 Sq Ft  
Garage = 13 Sq M/140 Sq Ft  
Total = 97 Sq M/1048 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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