



## A WELL PRESENTED AND EXTENDED THREE BEDROOM COTTAGE

Grove Road, Rickmansworth, Hertfordshire WD3 8EB

**ROBSONS**



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Grove Road, Rickmansworth, Herts, WD3 8EB

- LOUNGE
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- GARAGE

## Description

A skilfully extended cottage retaining many of its original character features, set over three floors and dressed in modern neutral tones. The ground floor accommodation has a good sized lounge, which has a feature cast iron and tiled fireplace with a square bay window to the front, together with fitted storage and shelving. To the rear of the property is a lovely light filled kitchen/breakfast room which is fitted with an extensive range of grey and cream units with oak worktops, providing generous storage space and integrated appliances. There are bi-fold doors to the garden and ample room for a dining table and chairs. There is the added benefit of a cloakroom with tiled flooring, whilst the remainder of the ground floor has wooden flooring throughout.







To the first floor is the principal bedroom which has a range of fitted wardrobes and a feature cast iron fireplace. There is an additional bedroom on this floor and a modern family bathroom. To the second floor is a further double bedroom which again is a pleasant light filled room.

To the rear of the property is a paved patio area for outside entertaining and an area of lawn with shrubs and bushes. This property also has the benefit of a garage to the rear.

### 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

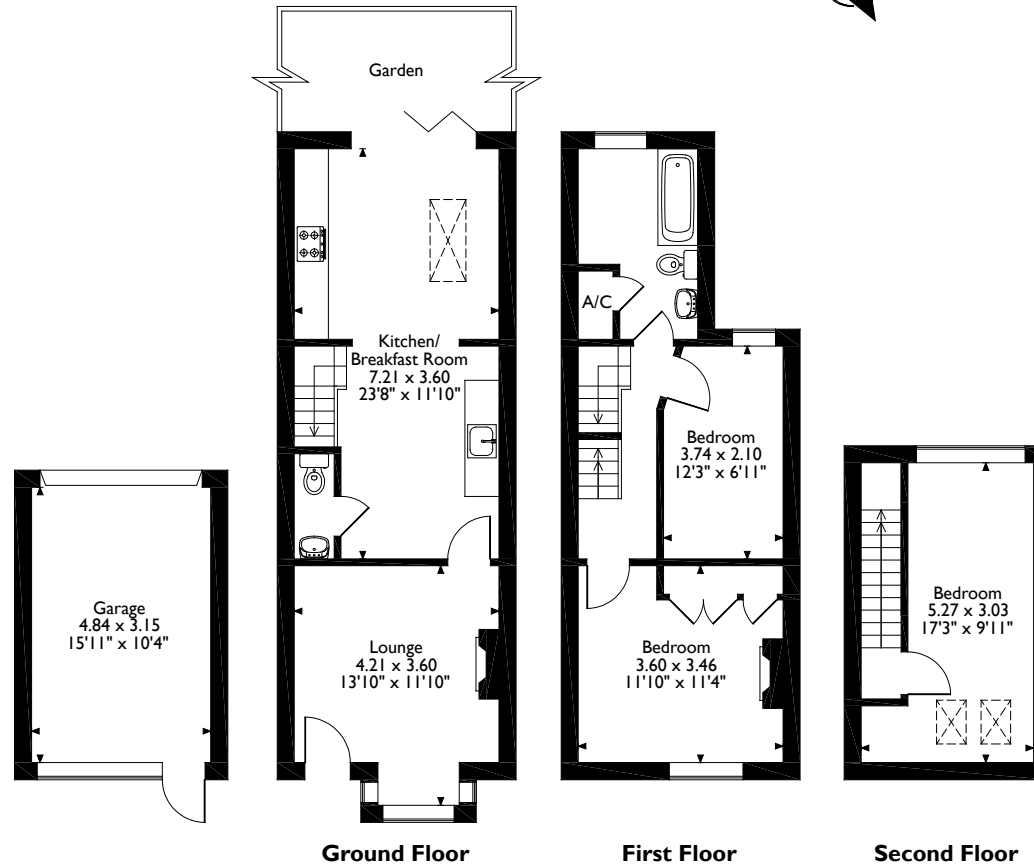
Tenure: Freehold

Local Authority: Three Rivers District Council

Energy Efficiency Rating: Band C



Grove Road, Rickmansworth  
 Approximate Gross Internal Area  
 Main House = 90 Sq M/964 Sq Ft  
 Garage = 15 Sq M/164 Sq Ft  
 Total = 105 Sq M/1128 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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130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
 Tel: 01923 777762 rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

www.  
 the  
 londonoffice.co.uk  
 40 ST JAMES'S PLACE SW1

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