



**SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO ONWARD CHAIN**

Landford Close, Rickmansworth, Hertfordshire, WD3 1NG

**ROBSONS**



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• KITCHEN/BREAKFAST ROOM • RECEPTION ROOM • CONSERVATORY • STUDY • SECOND CONSERVATORY • GUEST CLOAKROOM/SHOWER ROOM • THREE BEDROOMS • FAMILY BATHROOM • DRIVEWAY • GARAGE • ATTRACTIVE REAR GARDEN

## Description

This three bedroom semi-detached property has been extended to create flexible ground floor accommodation and has the added benefit of being chain free.

The accommodation briefly comprises an entrance hall and kitchen/breakfast room with ample cupboards and work surfaces together with an electric oven and gas hob. There is also a reception room with feature fireplace leading to the conservatory overlooking the rear garden. The ground floor is complemented by a study, second conservatory, a guest cloakroom/shower room and an attached garage.







To the first floor are three double bedrooms, one with fitted wardrobes, and the family bathroom.

The property is situated in a close and has a pretty front garden with a generously sized driveway leading to the garage, providing ample off street parking. The attractive rear garden is mainly laid to lawn with shrubs and mature planting. There is also a patio area, pergola and summer house.

### 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

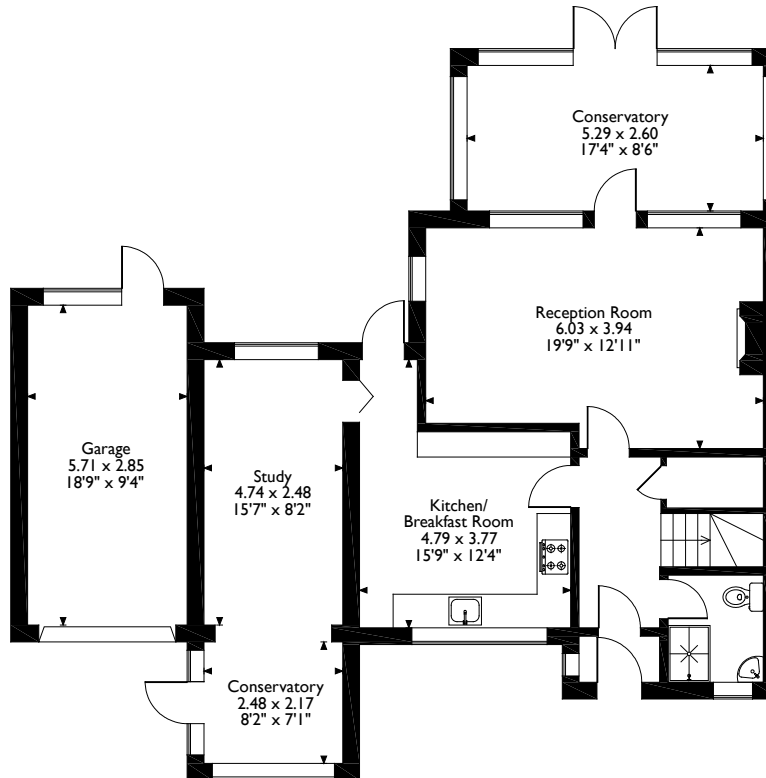
Tenure: Freehold

Local Authority: Three Rivers District Council

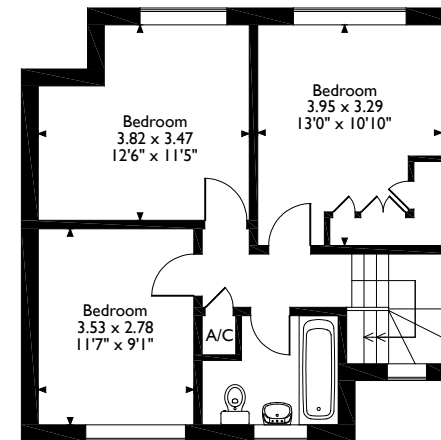
Energy Efficiency Rating: Band E



Landford Close, Rickmansworth  
 Approximate Gross Internal Area  
 Main House = 135 Sq M/1453 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 151 Sq M/1625 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.

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130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
 Tel: 01923 777762 Email: 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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