



**A WELL PRESENTED TWO BEDROOM TERRACED FAMILY IN A CONVENIENT LOCATION**

Springwell Court, Springwell Lane, Rickmansworth, Hertfordshire, WD3 8DL

**ROBSONS**



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Hertfordshire, WD3 8DL

**LIVINGROOM/KITCHEN/DINING AREA •  
GUEST CLOAKROOM • TWO BEDROOMS •  
FAMILY BATHROOM • REAR GARDEN •  
DRIVEWAY • CLOSE TO LOCAL AMENITIES &  
SCHOOLS**

### Description

Perfectly placed for local amenities and schools is this well-presented two bedroom family home with an attractive rear garden and off-street parking for two cars.

The property comprises an entrance hall with a guest cloakroom and a spacious living room/kitchen/dining area with French doors opening out to the garden. The kitchen features a range of modern fitted units and integrated appliances, including a double oven.

To the first floor there are two bedrooms, both boasting fitted wardrobes and a modern family bathroom with under sink storage.







Externally, this lovely family home offers an attractive rear garden laid to lawn with a patio area to enjoy outside dining. Off-street parking is available to the front of the property for two cars.

### 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: D

Energy Efficiency Rating: D

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 777762.

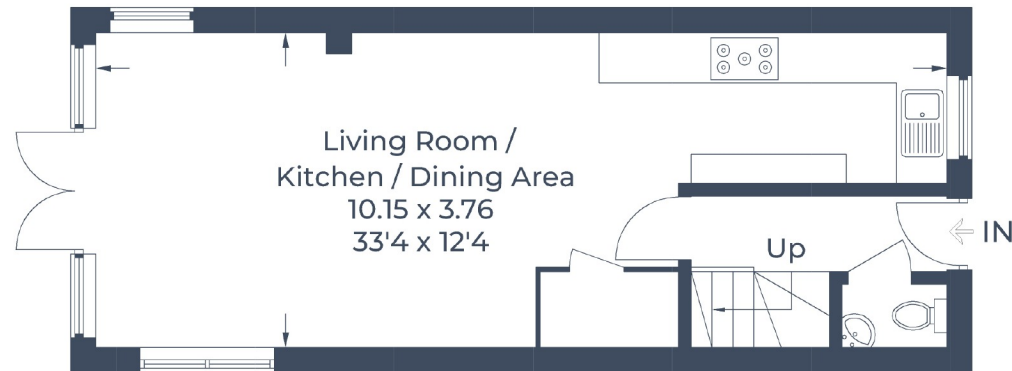




Approximate Gross Internal Area  
Ground Floor = 38.4 sq m / 413 sq ft  
First Floor = 29.2 sq m / 314 sq ft  
Total = 67.6 sq m / 727 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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