



**IMPRESSIVE FIVE BEDROOM, THREE BATHROOM PROPERTY IN PRIME LOCATION**

Gilliat Row, Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN



- **LIVING ROOM**
- **KITCHEN/DINING/FAMILY ROOM**
- **GUEST WC**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **FOUR FURTHER BEDROOMS**
- **TWO BATHROOMS & SEPARATE WC**
- **REAR GARDEN**
- **OFF-STREET PARKING**
- **0.1 MILE FROM RICKMANSWORTH STATION**

### Description

Perfectly placed for a number of highly regarded schools, excellent transport links and local amenities, this modern and well-presented five-bedroom, three-bathroom family home provides the most convenient lifestyle for families to enjoy.

The property is conveniently situated 0.1 miles from Rickmansworth Station and benefits from a driveway to accommodate two cars.

The ground floor comprises an entrance hallway with a guest WC and stairs to the first floor. There is a front aspect living room with bay window and a spacious, open-plan kitchen/dining/family room with a luxury fitted kitchen offering both base and eye-level units, and integrated appliances.

The property also benefits from underfloor heating throughout and new aluminium double-glazed windows.





To the first floor there is a principal bedroom with fitted wardrobes and an ensuite shower room, two further well-appointed bedrooms with one benefiting from fitted wardrobes and a modern, fully tiled bathroom. The second floor boasts two further bedrooms, a shower room and a separate WC.

Externally, this lovely home offers a well maintained rear garden with an easy-to-maintain Astroturf and a patio area with rear access to the garden. The property also benefits from a driveway with two parking spaces.

### **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.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

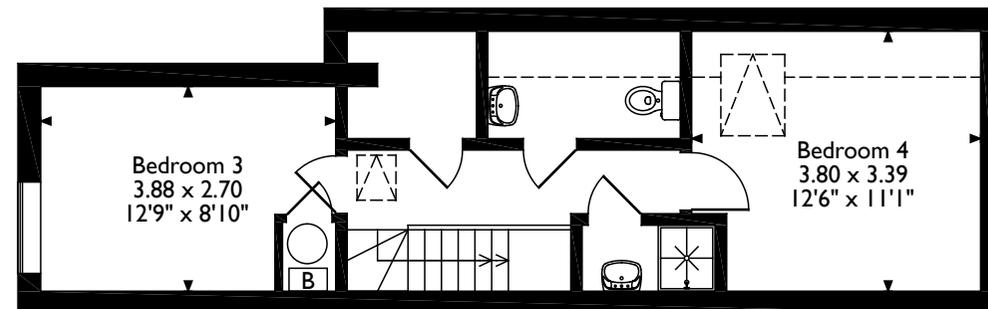
Council Tax: Band F

Energy Efficiency Rating: Band C

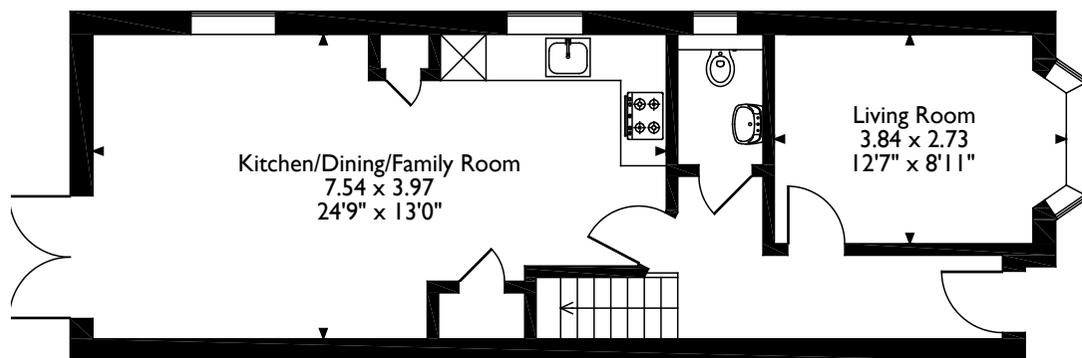


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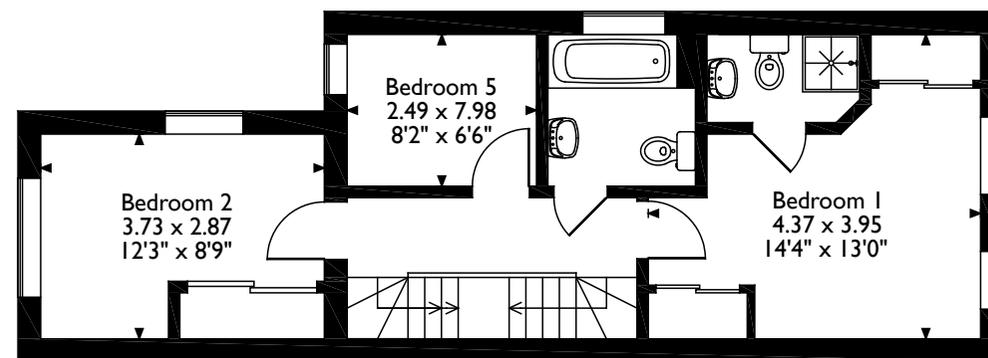
## Approximate Gross Internal Area 131 Sq M/1409 Sq Ft



**Second Floor**



**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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