



## EXCEPTIONAL SIX BEDROOM FAMILY HOME SET OVER THREE FLOORS

Valley Road, Rickmansworth, Hertfordshire, WD3 4BL

**ROBSONS**



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**KITCHEN/BREAKFAST • TV ROOM • LIVING/  
DINING ROOM • DRAWING ROOM • STUDY/  
BEDROOM 7 • SHOWER ROOM • GUEST  
CLOAKROOM • FEATURE STAIRCASES • 3  
BEDROOMS WITH EN-SUITES • 3 FURTHER  
BEDROOMS • FAMILY BATHROOM • DRIVEWAY  
& GARAGE • SOUTH FACING REAR GARDEN  
WITH GARDEN ROOM**

## Description

Robsons are pleased to showcase this remarkable six bedroom family home, presented to a very high standard and situated in a sought after location in Rickmansworth.

The striking entrance with its central staircase leads to the main living areas, consisting of a stunning kitchen/breakfast room finished to a high specification, with integrated appliances, ample storage and work surfaces together with an impressive breakfast bar. There is a TV room leading to the double aspect L shaped dining, family and drawing room which has a feature fireplace and bi-fold doors opening onto the generously sized patio. This floor is complemented by a study/bedroom 7, a shower room and a guest cloakroom.







To the first floor is the principal bedroom which has a walk-in wardrobe, en-suite bathroom, fitted wardrobes and Juliet balcony overlooking the fabulous rear garden. There is also a guest bedroom with en-suite, three further bedrooms and the family bathroom. A feature spiral staircase leads to the second floor suite comprising of a double aspect reception room, double bedroom and en-suite.

This property has a good sized driveway providing off street parking, a garage and side access to the splendid south facing rear garden, mainly laid to lawn with a large patio. There is a garden room under construction which has the benefit of power, CAT6 and plumbing for water and a wc, so could be completed to form an office/cinema room/gym.

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants & supermarkets. The Metropolitan and Chiltern line connect you to London Baker Street, Marylebone Station and beyond. The M25 is available close by. The area has 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

Energy Efficiency Rating: Band C

Council Tax Band: H





**Valley Road, Rickmansworth**  
**Main House gross internal area = 3,893 sq ft / 362 sq m**  
**Garage gross internal area = 288 sq ft / 27 sq m**  
**Den/Play/Games Room gross internal area = 539 sq ft / 50 sq m**  
**Restricted head height gross internal area = 317 sq ft / 29 sq m**  
**Total gross internal area = 5,037 sq ft / 468 sq m (including restricted head height)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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