



THREE BEDROOM DETACHED HOME WITH RIVER ACCESS

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 7DJ

ROBSONS

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**KITCHEN • THREE RECEPTION ROOMS •
CONSERVATORY • UTILITY • PRINCIPAL
BEDROOM WITH EN-SUITE • TWO FURTHER
BEDROOMS • TWO FAMILY BATHROOMS •
INTEGRAL GARAGE • OFF STREET PARKING •
REAR GARDEN WITH STRIKING VIEWS**

Description

This detached family home is situated in an idyllic secluded setting, backing onto the River Colne and with fantastic views over Rickmansworth Aquadrome. This unusual modern house, not fronting the main road, is arranged over three floors and at over 2,400sqft, offers flexible living accommodation.

The entrance hall leads into the tiled reception room, which has sliding patio doors into the spectacular double height, vaulted glass conservatory, allowing light to stream into both the reception and first floor living room. There is also a fitted kitchen, with a good range of base and wall units, ample work surfaces, a gas hob, electric oven and space for appliances.





The ground floor also benefits from a further reception room facing the front of the property which would be ideal as a study, together with a utility, a shower room and an integral garage.

The living room on the first floor also has sliding patio doors and a Juliet balcony overlooking the conservatory, making the most of the absolutely stunning views. This floor is complemented by the principal bedroom, which has fitted wardrobes and a good sized en-suite. Stairs lead to the second floor where there are two further bedrooms, a family shower room and eaves storage.

The property is approached via a driveway providing off street parking and leading to the garage, which has an up and over door and a connecting door into the utility room. Side access leads to the remarkable rear garden, which is south-easterly facing and enclosed by wooden fences, bushes and hedging to the side. The very rear of the garden provides a tranquil area with direct River Colne access.

Rickmansworth has a wide range of shops, coffee shops, restaurants and supermarkets. The Metropolitan and Chiltern lines connect to Baker Street, Marylebone Station and beyond and the M25 is available at junctions 17 and 18. The area is well served for good quality private and state schools.

Guide Price: Price on Application

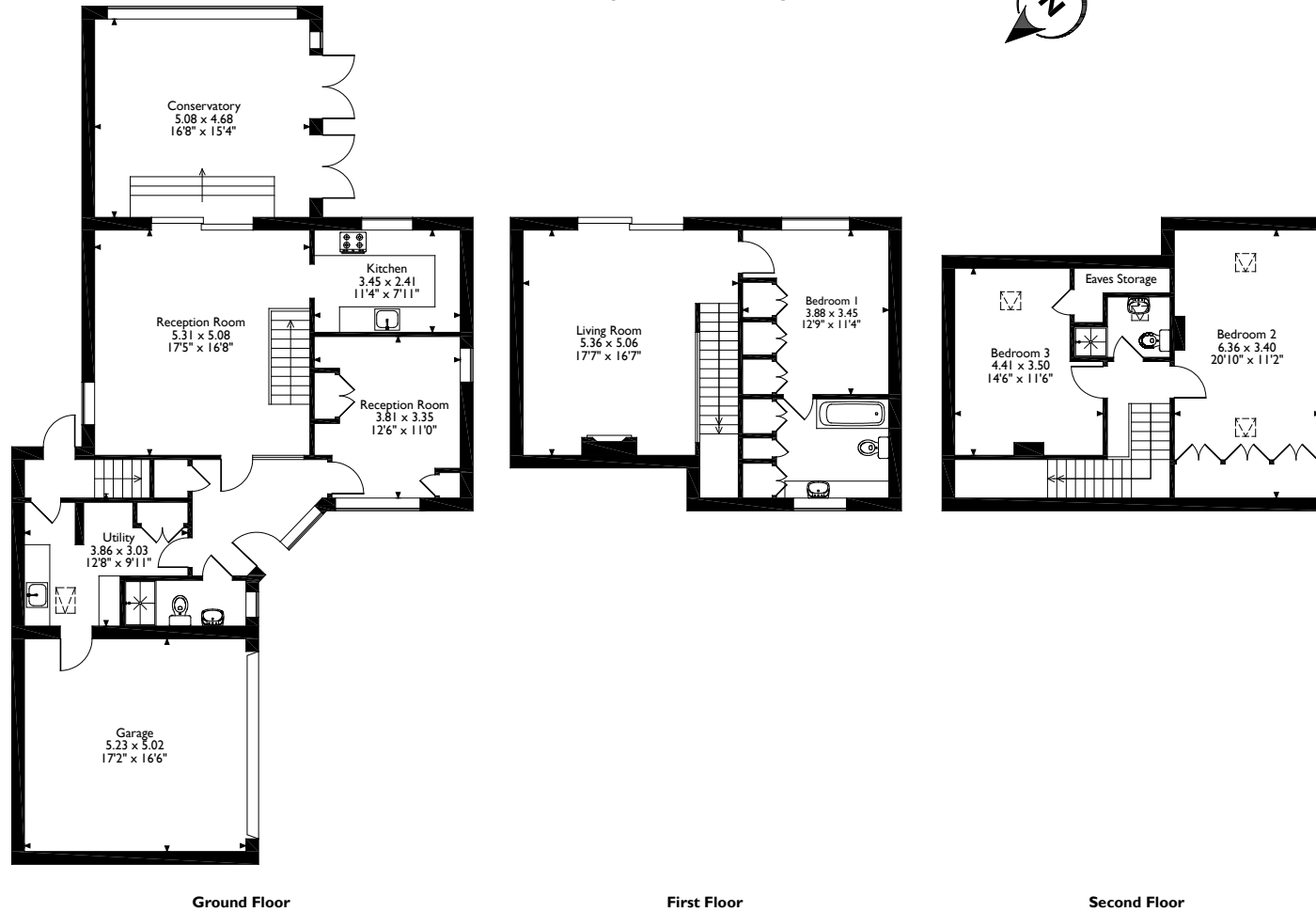
Tenure: Freehold

Local Authority: Three Rivers District Council

Energy Efficiency Rating: Band C



Uxbridge Road, Rickmansworth
Approximate Gross Internal Area
227 Sq M/2442 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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