



## WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME

Church Lane, Rickmansworth, Hertfordshire, WD3 8PT

**ROBSONS**



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- RECEPTION ROOM
- DINING ROOM
- MODERN KITCHEN
- PRINCIPAL BEDROOM WITH JULIET BALCONY
- TWO ADDITIONAL BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- SOUTH FACING REAR GARDEN

## Description

This superb three bedroom semi-detached property is decorated in modern neutral tones and has been extended into the loft space to create a spacious family home.

The property comprises of a reception room to the front with a bay window and feature fireplace, a second reception room with access through to the double aspect kitchen, which has contemporary style wall and base units, integrated appliances, under cupboard lighting, plenty of work surfaces and a door to the rear garden.

There are two bedrooms on the first floor, one with fitted wardrobes, and a large luxury bathroom with a bath and separate shower cubicle.







The principal bedroom is situated on the second floor and has skylights and a Juliet balcony overlooking the rear garden, together with access to eaves storage.

The rear garden is mainly laid to lawn with mature planting and a generously sized patio area adjacent to the property, together with side access.

### 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: Band D



# Church Lane Mill End, Rickmansworth

## Approximate Gross Internal Area

### 97 Sq M/1046 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.

# ROBSONS

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](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

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