



**A SUBSTANTIAL 5 BEDROOM FAMILY HOME IN EXCESS OF 3,000 SQ.FT**

Ridgeway, Rickmansworth, Hertfordshire, WD3 7NS

**ROBSONS**

**SPACIOUS ENTRANCE HALLWAY • RECEPTION ROOM, DINING ROOM & FAMILY ROOM  
• KITCHEN & UTILITY ROOM • STUDY •  
DOWNSTAIRS WC • PRINCIPAL BEDROOM WITH ENSUITE BATHROOM • FOUR FURTHER BEDROOMS, TWO WITH ENSUITES • FAMILY BATHROOM • PRIVATE REAR GARDEN • GYM/OFFICE • OFF-STREET PARKING & GARAGE**

A substantial five-bedroom, four-bathroom, detached family residence in excess of 3,000 sq. ft. with a stunning rear garden, and off-street parking, ideally set within the popular Cedars Estate and within walking distance of local amenities, a tennis club and Rickmansworth Metropolitan Line station.

The ground floor comprises of an entrance porch and welcoming hallway with stairs to the first floor with access to all the main living areas. There is a generous, front aspect, reception room with bay window and beautiful feature log burner. There is an impressive rear aspect kitchen/living room with bi folds opening out to the garden, with bespoke fitted kitchen and utility room. The kitchen offers a range of neutral units providing ample storage space, with integrated appliances and a large kitchen island/breakfast bar giving additional worktop and storage space. Completing the ground floor and accessed via the kitchen is a light and bright dining room with bi folds out to the garden, a study, wine cupboard and a WC. A large part of downstairs benefits from underfloor heating.





To the first floor is a spacious landing leading to a principal bedroom with a modern, luxury bathroom with a bath tub, a shower and fitted cabinets, three further well-appointed, double bedrooms with one benefiting from an ensuite shower room and a family bathroom. The second floor hosts an additional good-sized double bedroom, with two sky lights, an ensuite shower room, walk in cupboard and substantial eaves storage.

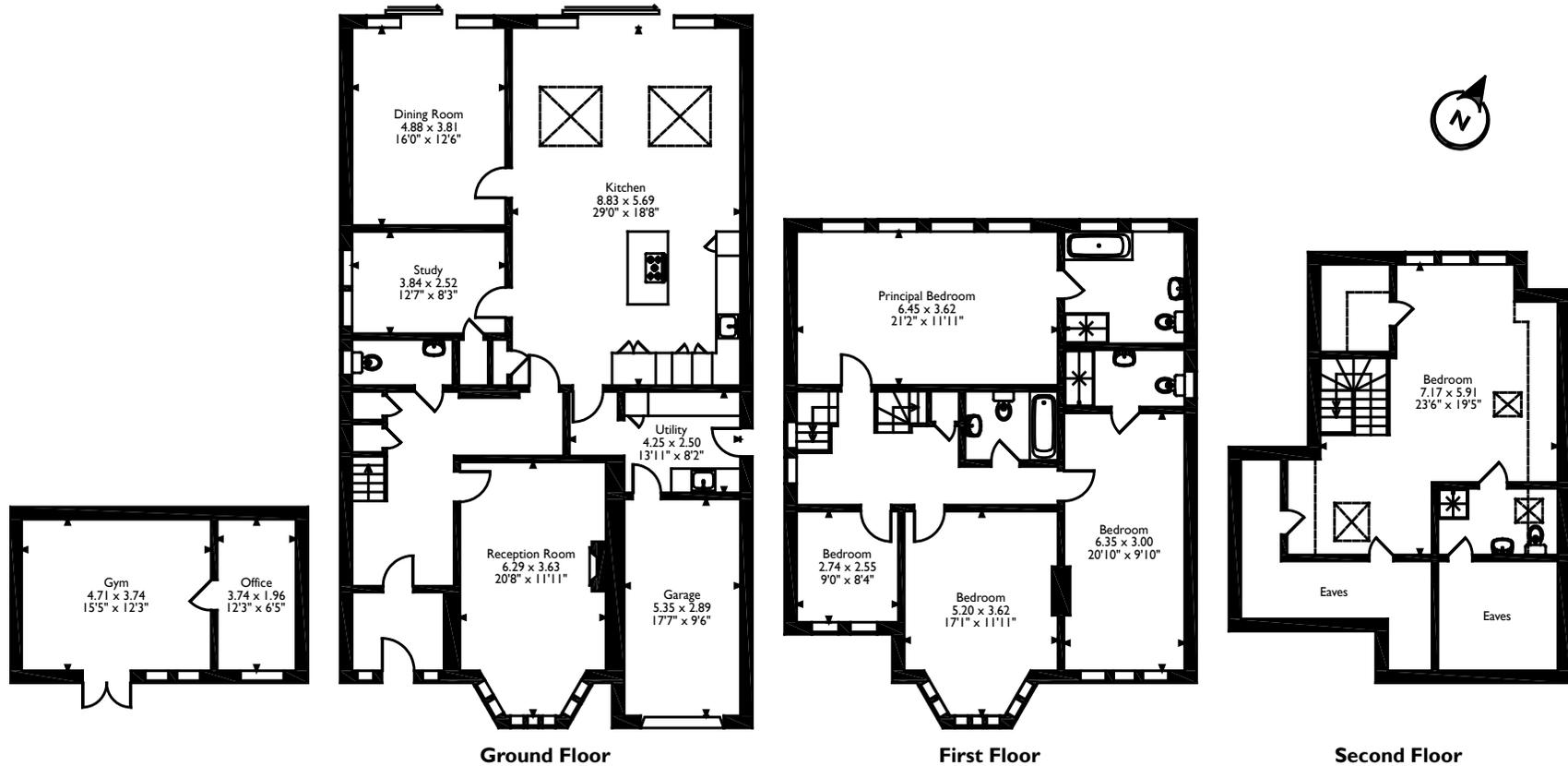
Externally, this remarkable home features a well-presented, private rear garden that is laid to lawn with flowerbed borders and a large patio area for al fresco dining. A pathway leads you to an office/gym at the rear of the garden with electricity, water and internet connection. To the side of the property is a large workshop with electricity and to the front there is a driveway allowing off-street parking and a garage.

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.

Tenure: Freehold  
Local Authority: Three Rivers District Council  
Council Tax: Band G  
Energy Efficiency Rating: Band C



Ridgeway, Rickmansworth, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 298/3207 Sq Ft  
 Outbuilding = 26 Sq M/280 Sq Ft  
 Total = 324 Sq M/3487 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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