



**A SUBSTANTIAL 6 BEDROOM, 3 BATHROOM DETACHED FAMILY RESIDENCE IN  
EXCESS 4,158 SQ.FT**

Park Avenue, Rickmansworth, Hertfordshire, WD3 5DU

**ROBSONS**



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**THREE RECEPTION ROOMS • MODERN OPEN PLAN KITCHEN • 6 BEDROOMS • 2 ENSUITES & FAMILY BATHROOM • TOP FLOOR GAMES ROOM/BEDROOM • 0.5 ACRE ATTRACTIVE GARDEN • OFF STREET PARKING FOR MULTIPLE CARS • 22KW RAPID CHARGING PORT • PLANNING APPROVAL TO EXTEND**

### Description

A substantial six bedroom, three bathroom detached residence offering a total of 4,158 sq.ft of comfortable living accommodation across three floors, with approved planning permission to extend. This attractive family home is located in a desirable road within easy reach of excellent schools, transport links including the M25 and local amenities.

Upon entering the property, you are welcomed by a spacious, light and bright hallway with access to a sitting room, living room and a guest cloakroom. Off the hallway is a stunning open-plan modern kitchen and dining area with a large breakfast bar, induction and gas hobs, integrated Siemens appliances and French doors opening out to the garden. Off the kitchen is a utility room and a store room.







To the first floor there are six well-appointed double bedrooms with two benefitting from ensuites and a family bathroom. The second floor hosts a games room/optional bedroom and access to eaves storage.

Externally, the property boasts 0.5 acres of private, landscaped gardens and a patio area to enjoy outside dining. To the front is a driveway providing off-street parking for multiple cars and a rapid charging Car Port.

### 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: G Energy Efficiency Rating: D

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.





Approximate Gross Internal Area  
 Ground Floor = 119.75 sq m / 1,289 sq ft  
 First Floor = 173.63 sq m / 1,869 sq ft  
 Second Floor = 71.62 sq m / 771 sq ft  
 Total = 386.27 sq m / 4,158 sq ft  
 (Including Outbuilding)

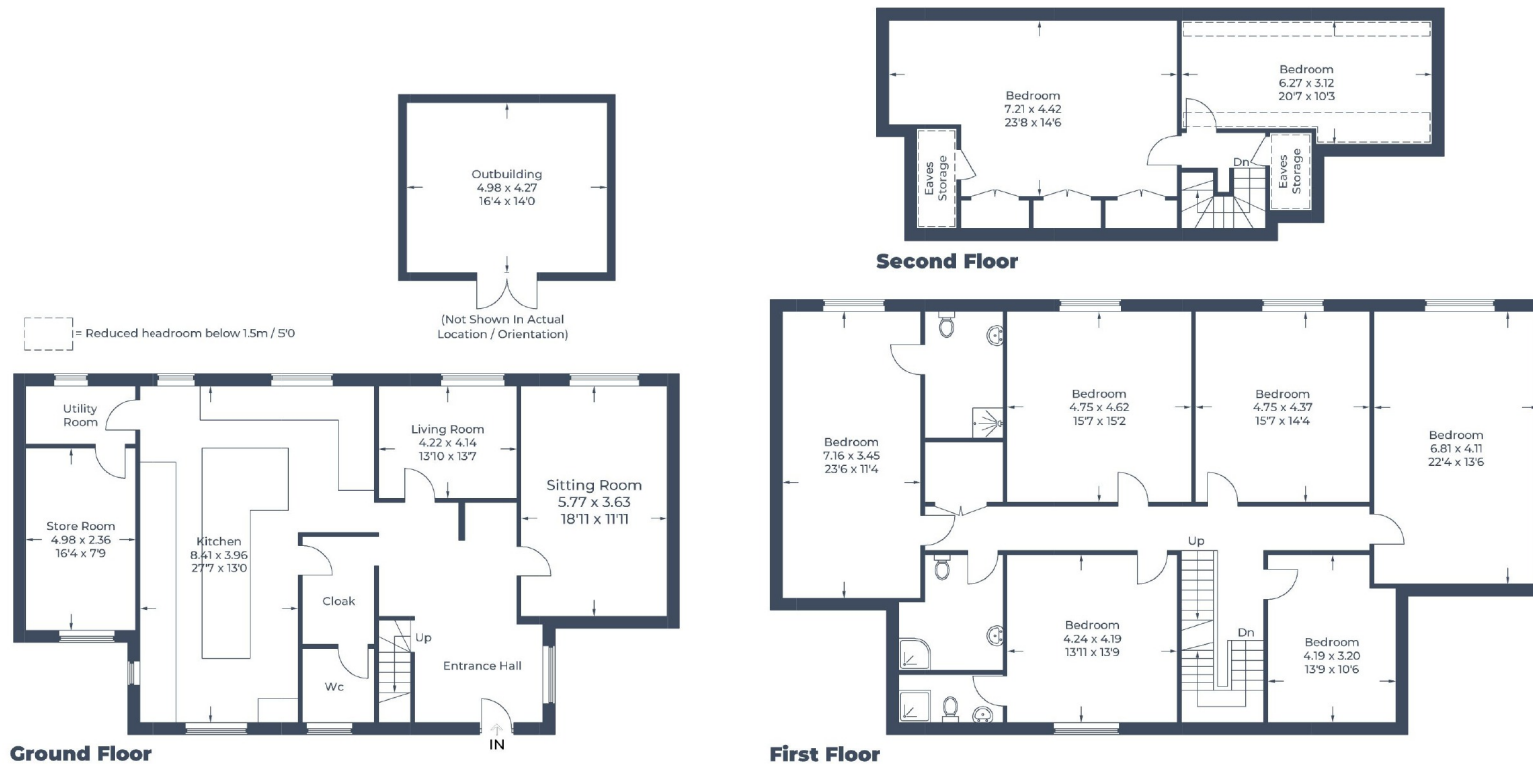


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