



**A BRIGHT MODERN & SPACIOUS FOUR/FIVE BEDROOM, TWO BATHROOM FAMILY HOME**

Imperial Way, Rickmansworth, Hertfordshire, WD3 3FL

**ROBSONS**



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3FL

**LIVING ROOM • KITCHEN/DINING ROOM •  
ORANGERY/GYM • GUEST WC • PRINCIPAL  
BEDROOM WITH ENSUITE • FOUR FURTHER  
BEDROOMS & FAMILY BATHROOM • SOUTH  
FACING REAR GARDEN • INTEGRAL GARAGE &  
OFF-STREET PARKING FOR 2 CARS • BUILT IN  
2012 TO A HIGH STANDARD**

### Description

A spacious & modern four/five bedroom, two bathroom family home providing over 1,800 sqft of comfortable living accommodation across three floors with an attractive south facing rear garden and off-street parking. This property is ideally placed for outstanding primary schools including (Harvey Road and Malvern Way) and secondary schools (Watford Grammar and Rickmansworth), local amenities and is approximately 10-minute walk to Croxley Station.

The ground floor comprises an entrance hallway with a guest cloakroom and stairs to the first floor and under stairs storage. Off the hallway is a front aspect living room and a room currently being utilised as a gym with access to a storage area.







The kitchen features a variety of modern fitted units providing ample storage space, integrated appliances and a door opening out to the garden.

To the first floor there is a principal bedroom with fitted wardrobes and an ensuite, three further well-appointed bedrooms and a family bathroom. The second floor hosts a spacious fifth bedroom with two sky lights and access to eaves storage.

Externally, this lovely family home offers a well-presented rear garden laid with easy to maintain Astro turf and a decked area to enjoy outside dining. To the front is a driveway providing off street parking.

### Location

Rickmansworth town centre has a wide range of shops, coffee houses, restaurants and 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. The area is well served for good quality private and state schools.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

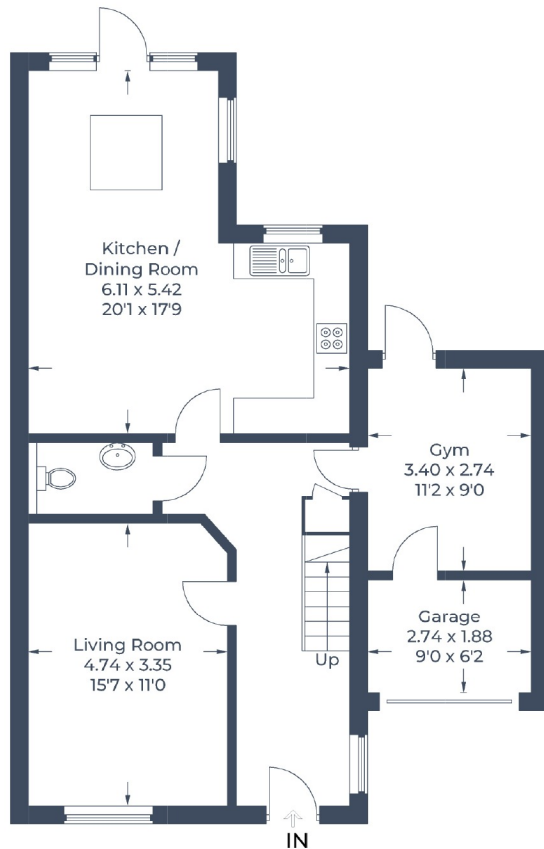
Council Tax Band: F Energy Efficiency Rating: C

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

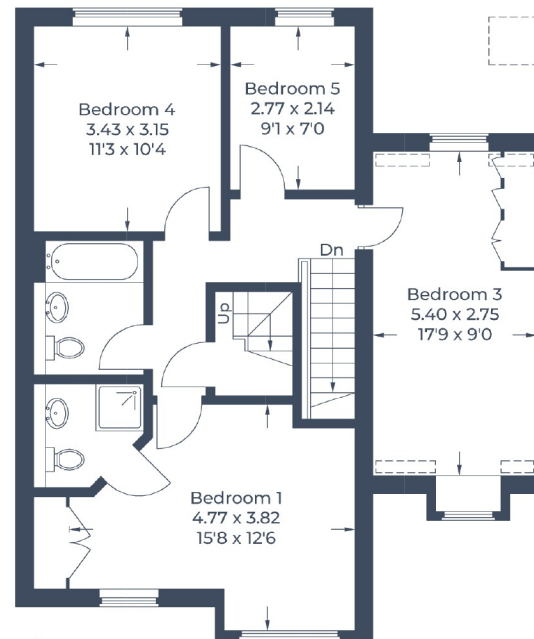




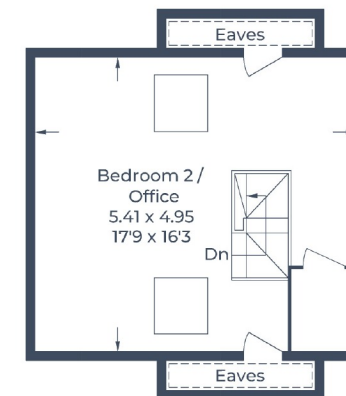
Approximate Gross Internal Area  
(Including Garage & Excluding Eaves)  
Ground Floor = 77.3 sq m / 832 sq ft  
First Floor = 69.2 sq m / 745 sq ft  
Second Floor = 26.7 sq m / 287 sq ft  
Total = 173.2 sq m / 1,864 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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**ROBSONS**

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SCAN TO VISIT



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