



A STYLISH & MODERN THREE BEDROOM EXTENDED SEMI DETACHED FAMILY HOME

Sherborne Way, Croxley Green, Rickmansworth, Hertfordshire, WD3 3PF

ROBSONS

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Hertfordshire, WD3 3PF

OPEN-PLAN KITCHEN/LIVING/DINING ROOM

• **PLAY ROOM** • **UTILITY ROOM** • **GUEST CLOAKROOM** • **PRINCIPAL BEDROOM WITH LUXURY EN-SUITE BATHROOM** • **TWO FURTHER DOUBLE BEDROOMS** • **MODERN FAMILY SHOWER ROOM** • **ATTRACTIVE REAR GARDEN** • **OFF-STREET PARKING**

Description

Set within a sought-after residential location, this beautifully presented and stylishly extended three-bedroom, two-bathroom semi-detached family home offers an impressive 1,685 sq ft of contemporary living space, thoughtfully designed for modern family life.

The property welcomes you with a bright and airy entrance hallway leading to a guest cloakroom and a convenient utility area. At the front of the house, a versatile playroom with a large bay window provides the perfect space for a children's area, home office, or an additional reception room.





The heart of the home is the stunning open-plan kitchen/living/dining room, flooded with natural light from two skylights and expansive bi-fold doors that open onto the garden, creating a seamless indoor-outdoor living experience. The stylish kitchen is fully fitted with a wide range of units and integrated appliances, featuring a large kitchen island with a breakfast bar and wine cooler, ideal for both family meals and entertaining.

On the first floor, you'll find two generous double bedrooms, each with fitted wardrobes, served by a sleek modern family shower room. The second floor is dedicated to the principal bedroom, complete with fitted wardrobes and a beautifully appointed en-suite bathroom, featuring a freestanding roll-top bath.

The landscaped rear garden offers a manicured lawn, mature shrubs and flowerbeds, and a terrace area perfect for alfresco dining. To the front, a driveway provides off-street parking, with the added benefit of side access to the garden.

Location

The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F

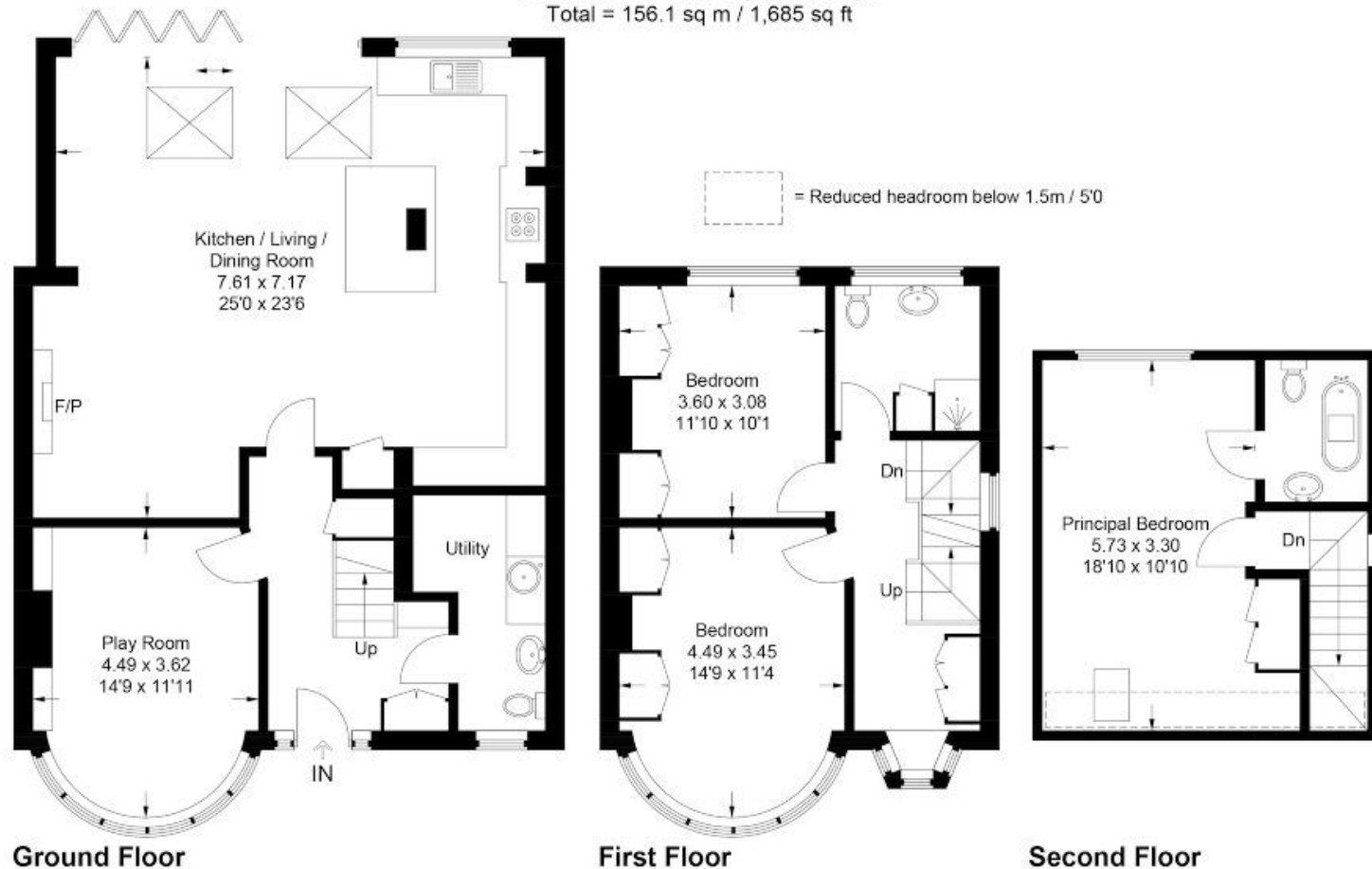
Energy Efficiency Rating: C

For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



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Approximate Gross Internal Area
Ground Floor = 85.8 sq m / 923 sq ft
First Floor = 41.8 sq m / 450 sq ft
Second Floor = 28.5 sq m / 312 sq ft
Total = 156.1 sq m / 1,685 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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ROBSONS

130 High Street, Rickmansworth WD3 1AB
Tel: 01923 777762 Email: rickmansworth@robsonsworld.com
www.robsonsworld.com

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