



AN IMRESSIVE FIVE DOUBLE BEDROOM THREE BATHROOM DETACHED FAMILY HOME IN EXCESS 2,900 SQ FT

Rickmansworth Road, Watford, Hertfordshire, WD18 7FH

ROBSONS

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**THREE RECEPTION ROOMS •
KITCHEN/BREAKFAST ROOM •
CONSERVATORY & GUEST WC • PRINCIPAL
BEDROOM WITH EN-SUITE • FOUR FURTHER
DOUBLE BEDROOMS, ONE WITH EN-SUITE •
FAMILY BATHROOM • PRIVATE REAR GARDEN
• OFF-STREET PARKING & TWO GARAGES**

Description

Located within walking distance of outstanding schools and excellent transport links, this impressive five double bedroom, three-bathroom detached family home offers over 2,900 sq ft of well-planned living space, combining generous proportions, modern comforts, and timeless character.

A welcoming porch opens into a bright entrance hallway, with stairs leading down to a versatile basement level featuring two workshops, ideal for hobbies or additional storage. The ground floor offers a wealth of space, beginning with a front-aspect dining room flooded with natural light from a large bay sash window, complemented by a feature fireplace.





A separate study, convenient guest cloakroom, and a utility room enhance practicality.

The well-appointed kitchen/breakfast room boasts a range of fitted units, integrated appliances, and ample space for a dining table and chairs. French doors lead directly out to the garden, perfect for family meals or entertaining. Adjacent is a living room with another elegant feature fireplace and French doors opening into a conservatory, which in turn opens out to the rear garden.

Upstairs, the principal bedroom benefits from an en-suite shower room and French doors opening onto a private balcony overlooking the garden. There are four additional double bedrooms, one of which also includes an en-suite, plus a family bathroom.

The private rear garden is laid mainly to lawn with mature trees, established shrubs, and a loggia. Steps to the rear of the garden take you to an Orchard. To the front, a driveway provides off-street parking, along with two garages.

Location

The property is a short distance from Cassiobury Park and is within easy reach of central Watford shopping centre.

Additional Information

Tenure: Freehold

Local Authority: Watford Borough Council

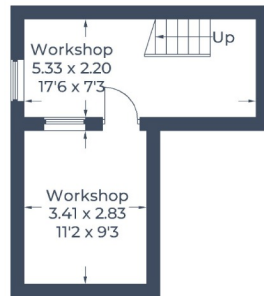
Council Tax Band: G

Energy Efficiency Rating: D

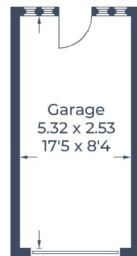
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



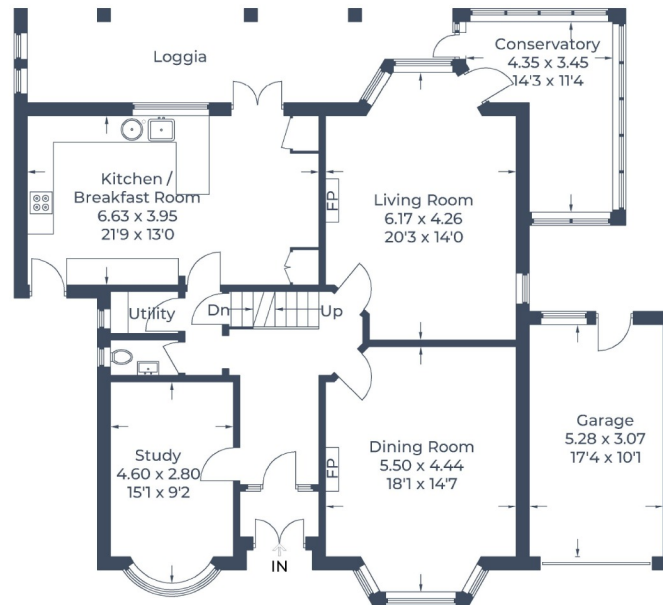
Approximate Gross Internal Area
 Basement = 22.6 sq m / 243 sq ft
 Ground Floor = 116.6 sq m / 1,255 sq ft
 First Floor = 102.3 sq m / 1,101 sq ft
 Outbuilding / Garage = 29.8 sq m / 321 sq ft
 Total = 271.3 sq m / 2,920 sq ft



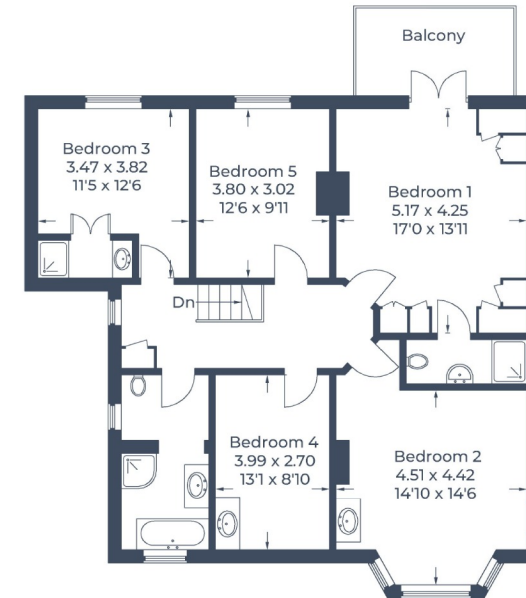
Basement



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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