



**A THREE BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME WITH
SCOPE TO EXTEND (STPP)**

Mill Way, Mill End, Rickmansworth, Hertfordshire, WD3 8QR

ROBSONS

Mill Way, Mill End, Rickmansworth, Hertfordshire,
WD3 8QR

**RECEPTION ROOM • KITCHEN & UTILITY
ROOM • CONSERVATORY • STUDY • GUEST
WC • PRINCIPAL BEDROOM WITH EN-SUITE •
TWO FURTHER BEDROOMS • FAMILY
BATHROOM • REAR GARDEN • OFF-STREET
PARKING & INTEGRAL GARAGE**

Description

Situated in a sought-after residential location, this three-bedroom, two bathroom semi-detached family home offers versatile living accommodation with scope to extend, subject to the usual planning permissions.

The ground floor is accessed via an entrance hallway leading to a bright and airy front aspect reception room, featuring a large bay window and a feature fireplace. From here, a hallway connects to the well-appointed kitchen, fitted with a range of modern units and integrated appliances, which flows seamlessly into the conservatory. Overlooking the garden, the conservatory enjoys French doors opening onto a patio area, perfect for entertaining and outdoor dining.





Further ground floor accommodation includes a useful utility room, a study/home office, a guest WC, and internal access to the integral garage.

Upstairs, the principal bedroom benefits from fitted wardrobes and a private en-suite shower room, complemented by two further well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a rear garden laid to lawn with a patio area ideal for summer dining and relaxation. To the front, a driveway provides ample off-street parking in addition to the integral garage.

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

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: D

Energy Efficiency Rating: D

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



Approximate Gross Internal Area
 Ground Floor = 68.2 sq m / 734 sq ft
 (Including Garage)
 First Floor = 41.3 sq m / 444 sq ft
 Total = 109.5 sq m / 1,178 sq ft



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

© CJ Property Marketing

ROBSONS

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

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.