



**A SPACIOUS FOUR BEDROOM TWO BATHROOM DETACHED FAMILY HOME WITH
PLANNING GRANTED TO EXTEND & NO ONWARD CHAIN**

Moor Lane, Rickmansworth, Hertfordshire, WD3 1LQ

ROBSONS

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**TWO RECEPTION ROOMS •
KITCHEN/BREAKFAST ROOM • GUEST WC •
FOUR BEDROOMS, ONE WITH EN-SUITE •
FAMILY BATHROOM & SEPARATE WC •
ATTRACTIVE SOUTH FACING REAR GARDEN •
SUMMER HOUSE • GARAGE • PLANNING
PERMISSION GRANTED REF: 24/2039/FUL • NO
ONWARD CHAIN**

Description

This bright four-bedroom, two-bathroom detached family home is ideally located close to local amenities, excellent transport links, and schools. The property benefits from no onward chain and offers exciting potential to extend and add your own design (planning permission granted REF: 24/2039/FUL).

You are welcomed into a generous entrance hallway with a convenient guest WC. At the front of the property, the kitchen/breakfast room provides a range of fitted units, space for freestanding appliances, and room for a dining table and chairs.





The home boasts two inviting reception rooms, with one featuring a striking stone fireplace and French doors leading out to the garden, and a second also with a feature fireplace and views across the garden.

Upstairs, a bright and airy landing leads to four generously sized bedrooms, including one with an en-suite bathroom. A family bathroom and separate WC complete the first floor.

Externally, the property enjoys a south facing rear garden, thoughtfully landscaped with a lawn, mature hedging for privacy, and a patio area perfect for alfresco dining. Steps lead up to a raised terrace, an ideal spot for outdoor entertaining, along with a summer house. Further steps take you to the rear of the garden, with views over Rickmansworth Golf Course. To the front, there is a well-maintained garden and a driveway providing off-street parking, leading to a garage at the rear. There is also scope to extend the driveway if desired.

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

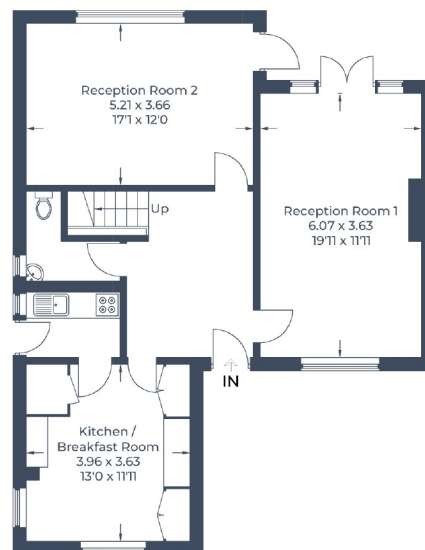
Council Tax Band: G

Energy Efficiency Rating: E

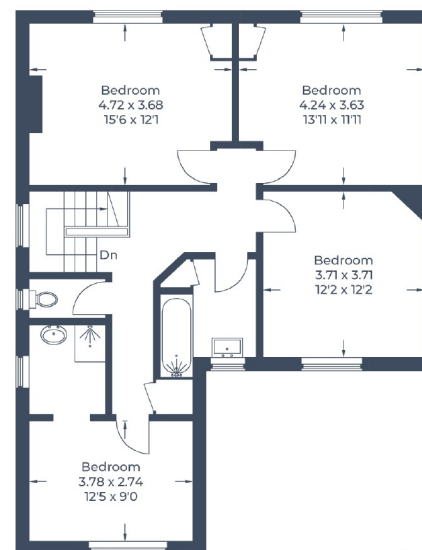
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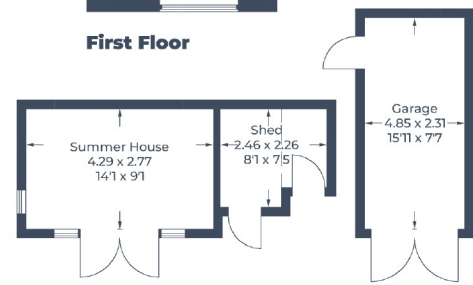
Approximate Gross Internal Area
 Ground Floor = 79.4 sq m / 855 sq ft
 First Floor = 85.0 sq m / 915 sq ft
 Garage / Summer House / Shed = 28.3 sq m / 305 sq ft
 Total = 192.7 sq m / 2,075 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

(Not Shown In Actual
Location / Orientation)

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