



AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME WITH OFF-STREET PARKING

West Way, Rickmansworth, Hertfordshire, WD3 7EH

ROBSONS

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**LIVING ROOM • DINING ROOM • SUN ROOM
• KITCHEN • THREE BEDROOMS • FAMILY
BATHROOM • IN EXCESS OF 100FT
SOUTH-FACING GARDEN • OFF-STREET
PARKING • 0.6 MILES FROM
RICKMANSWORTH STATION**

Description

An extended three-bedroom semi-detached family home with a generous rear south-facing garden and off-street parking. Ideally situated within 0.6 miles from Rickmansworth Station, and within easy reach of well-regarded schools, and local amenities.

The property comprises a welcoming living room featuring a coal-effect gas fuel fireplace, and a separate dining room with French doors opening into a bright sun room, which in turn has French doors leading out to the garden. The spacious kitchen offers a good range of fitted units, an integrated dishwasher, space for freestanding appliances and a skylight providing plenty of natural light.





Upstairs, there are three well-appointed bedrooms, one of which benefits from fitted wardrobes, along with a family bathroom and a separate WC.

Outside, the property boasts a south-facing rear garden extending to over 100 ft, mainly laid to lawn and complemented by mature shrubs, flowerbeds, two sheds, and two patio areas, ideal for outdoor entertaining. To the front, there is a partly lawned garden and a driveway providing off-street parking.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. Local shops include: Berry Lane, Church Lane and Uxbridge Road. 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. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: E

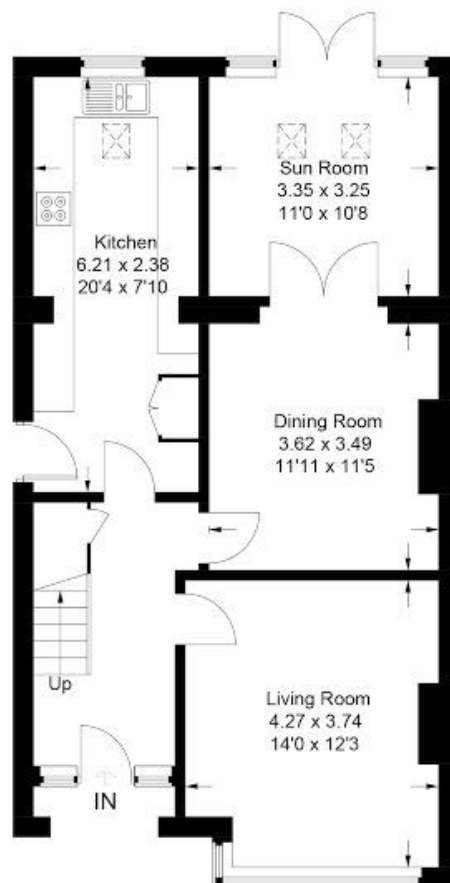
Energy Efficiency Rating: TBC

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

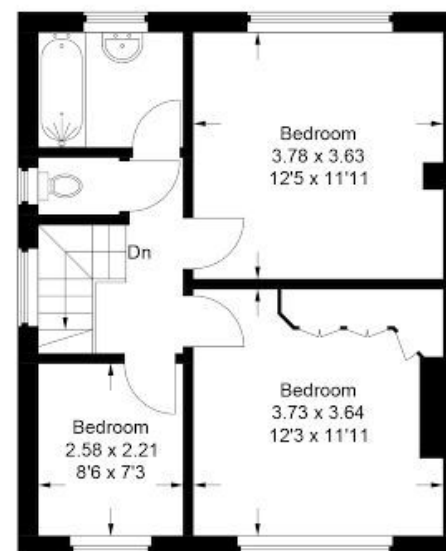


63 West Way, Rickmansworth, WD3 7EH

Approximate Gross Internal Area
Ground Floor = 66.6 sq m / 717 sq ft
First Floor = 44.7 sq m / 481 sq ft
Total = 111.3 sq m / 1,198 sq ft



Ground Floor



First Floor

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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