



**A WELL-PRESENTED THREE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
LOCATED IN THE SOUGHT AFTER CEDARS ESTATE**

Beacon Way, Rickmansworth, Hertfordshire, WD3 7PE

ROBSONS

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**RECEPTION ROOM • LIVING ROOM •
KITCHEN/DINING ROOM • UTILITY ROOM &
GUEST CLOAKROOM • PRINCIPAL BEDROOM
WITH EN-SUITE • TWO FURTHER BEDROOMS
• FAMILY BATHROOM • STUDY • GENEROUS
GARDEN & SWIMMING POOL • SMALL
GARAGE & OFF-STREET PARKING**

Description

Located in the sought-after Cedars Estate, this spacious three-bedroom, two-bathroom detached family home is arranged over three floors and offers versatile living accommodation, a separate guest annexe/study and off-street parking for multiple vehicles.

The ground floor comprises a welcoming entrance hallway with a guest WC, a front-aspect reception room featuring a large bay window, and an impressive open-plan kitchen/dining/family room. This bright and sociable space benefits from two skylights and floor to ceiling sliding doors opening onto the rear garden.





The modern and stylish kitchen is beautifully appointed with a comprehensive range of units, integrated appliances and a substantial central island, complemented by underfloor heating. A separate utility room, conveniently located off the kitchen, provides direct access to the garden.

On the first floor, the principal bedroom benefits from walk-in wardrobes and a private en-suite shower room. There is also a further double bedroom and a family bathroom. The second floor provides a third bedroom together with access to useful eaves storage.

Externally, the property enjoys an attractive rear garden with a patio area, ideal for outdoor entertaining and family use. The generous garden also features a swimming pool and a summer house with electricity, providing excellent additional recreational and leisure space. To the side of the property is a small garage and versatile garden room/study, complete with underfloor heating. This useful space offers excellent potential for home working, guest accommodation or additional living space.

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: Energy Efficiency Rating: D

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



Approximate Gross Internal Area
 Ground Floor = 100.5 sq m / 1,082 sq ft
 First Floor = 65.7 sq m / 707 sq ft
 Second Floor = 16.6 sq m / 179 sq ft
 Outbuildings = 28.8 sq m / 310 sq ft
 Garage = 8.3 sq m / 89 sq ft
 Total = 219.9 sq m / 2,367 sq ft
 (Excluding Eaves)



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