



WELL PRESENTED AND EXTENDED FIVE BEDROOM, TWO BATHROOM FAMILY HOME

West Way, Rickmansworth, Hertfordshire, WD3 7EN

ROBSONS

WELL PRESENTED AND EXTENDED FIVE BEDROOM, TWO BATHROOM FAMILY HOME

West Way, Rickmansworth, WD3 7EN

**KITCHEN/DINING ROOM • FAMILY ROOM
• RECEPTION ROOM • UTILITY • GUEST
CLOAKROOM • PRINCIPAL BEDROOM WITH
EN-SUITE • FOUR ADDITIONAL BEDROOMS
• MODERN FAMILY BATHROOM • GARAGE
STORE • DRIVEWAY • REAR GARDEN**

Description

This beautifully presented property has been extended both to the ground and second floors, creating a superb modern and spacious family home.

The kitchen/dining room is open plan with the family room, making this an ideal entertaining space. The stunning kitchen is a real feature of this property, with ample wall and base units, integrated appliances and a breakfast bar. This is adjacent to the bright dining area, which has a lantern skylight above and bi-fold doors overlooking the rear garden. There is a reception room to the front of the property with a large bay window, together with a utility room with a door to the garden and to the garage storage.





The ground floor is completed by a guest cloakroom and a storage cupboard.

There are three good sized bedrooms on the first floor, two of which have fitted wardrobes and all are decorated with a modern contemporary feel. The family bathroom has a bath, shower, demisting mirror and storage cupboard. Stairs lead to the second floor where there is a fifth bedroom that is currently being used as a dressing room and the impressive principal bedroom which has a window overlooking the rear garden and a beautiful en-suite bathroom. The tiled shower cubicle has a built in tiled seat and there is ample storage under the sink and vanity unit, underfloor heating and a demisting mirror.

The block paved driveway provides off street parking for two vehicles and the rear garden is mainly laid to lawn with two patio areas.

Rickmansworth has a wide range of shops, coffee houses, restaurants and supermarkets. The Metropolitan and Chiltern line connect to London. 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, golf, walks, sailing, fishing and water skiing.

Tenure: Freehold

Local Authority: Three Rivers District Council

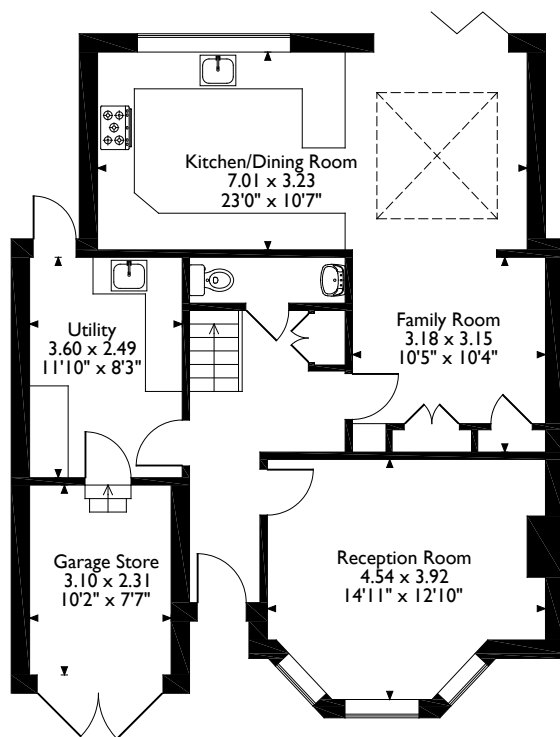
Council Tax: Band E

Energy Efficiency Rating: Band C

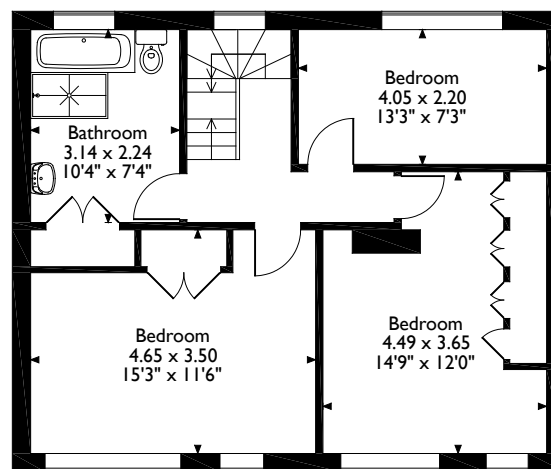


West Way, Rickmansworth, Hertfordshire

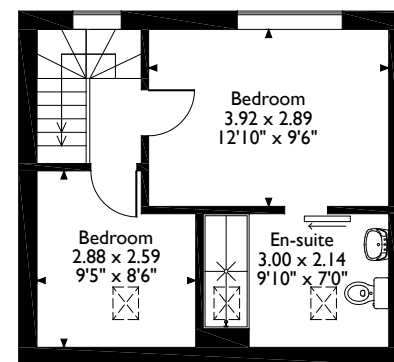
Approximate Gross Internal Area 167 SqM/1797 SqFt



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

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

www.robsonswb.com

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1

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.