



A WELL PRESENTED TWO BEDROOM BUNGALOW IN A DESIRABLE LOCATION

Sherfield Avenue, Rickmansworth, Herts, WD3 1NN

ROBSONS

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- **RECEPTION/DINING ROOM**
- **KITCHEN/BREAKFAST ROOM**
- **TWO BEDROOMS, ONE WITH ENSUITE**
- **FAMILY BATHROOM**
- **PRIVATE REAR GARDEN**
- **OFF-STREET PARKING & GARAGE**

A great opportunity to acquire a two bedroom, detached bungalow offering great potential and further scope to extend (STPP), situated in a sought after location close to local amenities, schools and excellent transport links. This property has been well maintained both inside and out and has a beautiful, private rear garden.

Upon entering the property you are greeted by a welcoming entrance hallway that allows access to all main living areas. There is front aspect light and bright kitchen/breakfast room with ample floor and wall units and a door with side access, a spacious, open plan living/dining room with feature fireplace and patio doors leading out to the beautiful garden.





There are two generous double bedrooms that have the benefit of fitted wardrobes. There is a family bathroom and an en-suite to one bedroom.

Externally the property boasts a very impressive, sizeable and well maintained rear garden that is laid to lawn with shrub and hedge borders with a tiered patio area to enjoy outdoor dining. To the front is a driveway providing off-street parking, a garage and a beautiful garden with elevated steps leading to a front aspect patio.

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 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. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band F

Energy Efficiency Rating: Band D



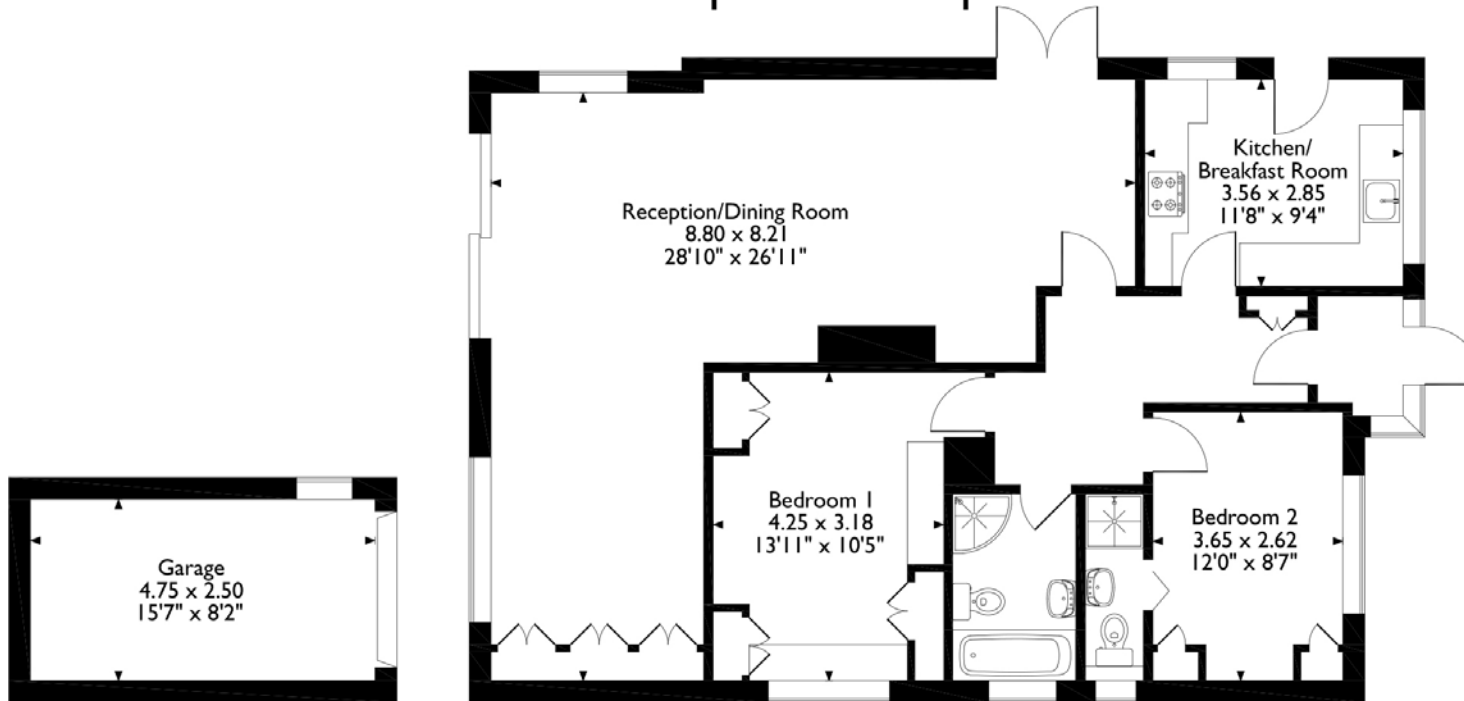
Sherfield Avenue, Rickmansworth, Hertfordshire

Approximate Gross Internal Area

Main House = 100 Sq M/1078 Sq Ft

Garage = 10 Sq M/109 Sq Ft

Total = 110 Sq M/1187 Sq Ft



Ground 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.

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