



Winchfield Way, Rickmansworth
Hertfordshire, WD3



Beyond your expectations

A Magnificent Six Bedroom Detached Family Home.

Hamptons International

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Sales. 01923 776291

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www.hamptons.co.uk

Reception Hall | Drawing Room/Dining Room | Kitchen/Breakfast Room | Master Bedroom with en-suite |
Five Further Bedrooms with en-suites | Double Garage | Gardens

Guide Price £1,650,000 Freehold

Description

The Willow is being presented to the market furnished to display the bespoke interior and sophisticated finish. With over 4,000 sq ft of internal accommodation, the property is spread over three floors. This family home affords six bedrooms all with en-suite facilities & three ground floor reception areas.

To the second floor, bedrooms five and six have their individual en-suite shower rooms & storage space. These rooms would equally make an ideal home cinema or games room.

The master suite is situated on the first floor with views over the rear garden and boasts a luxury en-suite bathroom. The three further bedrooms come with fitted wardrobes and all have en-suite shower rooms.

The ground floor offers an impressive entrance hall with staircase rising to the first floor with elevated ceiling heights creating an immediate feeling of space. The principal sitting room with feature fire is situated to the rear opening to the dining area. A magnificent family kitchen/breakfast room with a fabulous outlook to the rear garden. A centre island with seating area creates an intimate space for entertaining. Completing the internal accommodation is a downstairs cloakroom, utility room and study with bespoke fitted furniture.

Outside

There is a block paved driveway with parking for several cars. The double garage has a remote control up and over door with a courtesy door to the utility room. The gardens are landscaped with feature brick and flint wall to the rear and there is a terrace that opens onto the lawn with flower/shrub borders.

Location

Rickmansworth has a good selection of shops to include the supermarkets of Marks & Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth station. The M25 is approximately 1.3 miles distant at Junction 18, connects with the national motorway network and airports. The surrounding area provides a good selection of schooling, both state and private (further details available from our Rickmansworth office).

Additional Information

Local Authority: Three Rivers District Council.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 342 sq m / 3686 sq ft
Restricted Head Height = 24 sq m / 261 sq ft
Garage = 32 sq m / 346 sq ft
Total = 398 sq m / 4293 sq ft

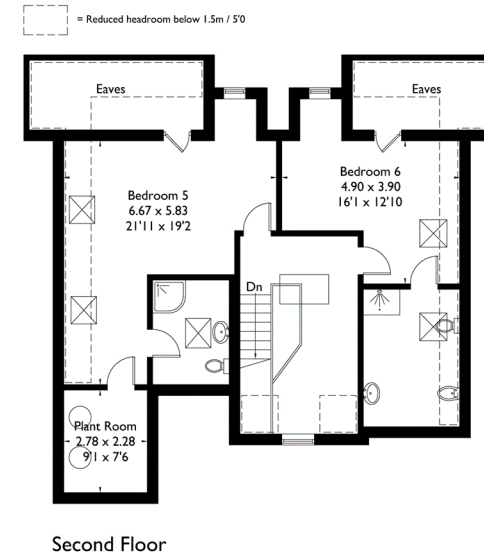
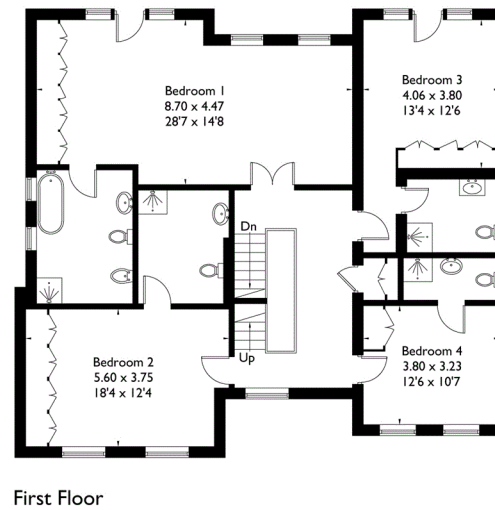
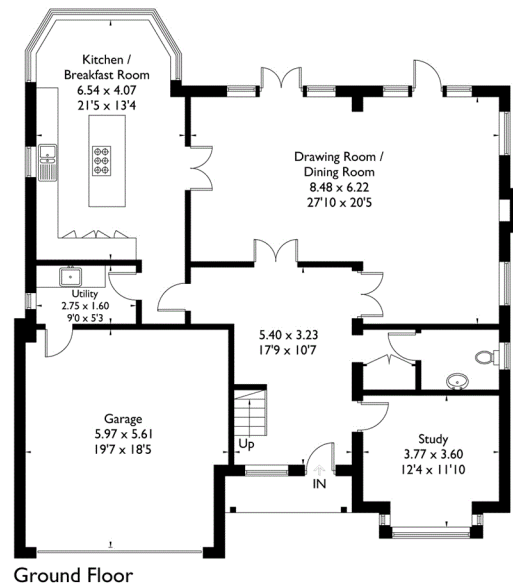


Illustration for identification purposes only. Not to scale
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FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

