



**A THREE BEDROOM HOME WITH GREAT POTENTIAL IN A DESIRABLE LOCATION**

Batchworth Hill, Rickmansworth, Hertfordshire, WD3 1JP

**ROBSONS**

- DINING ROOM
- RECEPTION ROOM
- KITCHEN
- DOWNSTAIRS SHOWER ROOM
- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SECLUDED REAR GARDEN
- GARAGE & OFF-STREET PARKING
- SCOPE TO EXTEND (STPP)

### Description

A great opportunity to acquire a three bedroom, two bathroom, detached property situated on a popular road close to local amenities, highly regarded schools and excellent transport links. The property has been well maintained both inside and out, and has ample scope to extend (STPP), perfect for growing families.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor and under stair storage. There is a generous front aspect dining room and a separate reception room with a feature fireplace and patio doors out to the garden. A well-equipped kitchen also overlooks the garden and offers a variety of modern fitted units with space for a small table and chairs and a door out to a patio area. Completing the ground floor is a fully tiled shower room.





To the first floor there are three well-appointed double bedrooms, with two benefiting from modern fitted wardrobes and a fully tiled family bathroom with a large walk-in shower cubicle.

Externally, this lovely home boasts a well-maintained rear garden that is part lawn and part patio area. The garden is bordered by high, well-manicured hedges and trees to provide a great level of privacy, with a variety of flowerbeds. To the front there is a driveway providing off-street parking, a garage and steps leading to a large terrace area in front of the house.

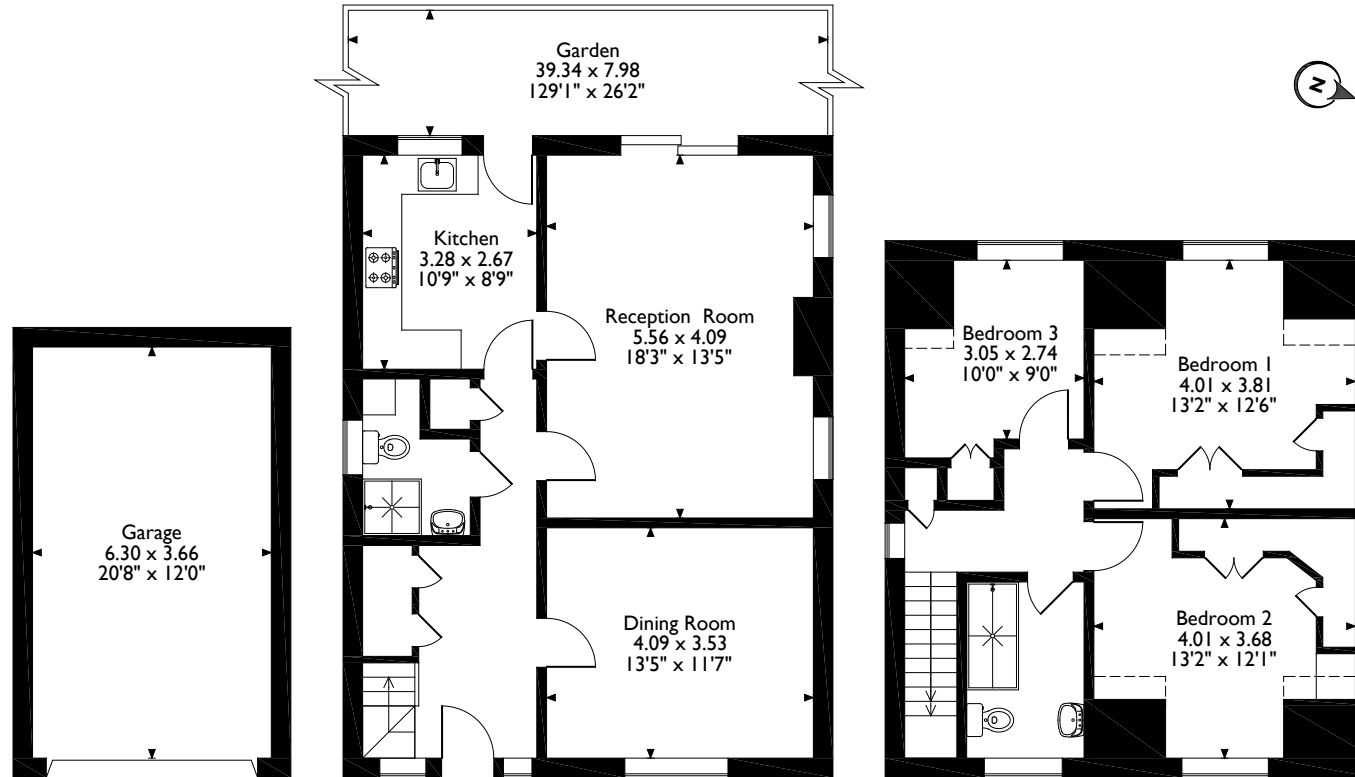
Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you 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 E



Batchworth Hill, Braeside Cottage, Rickmansworth, Hertfordshire

Approximate Gross Internal Area  
Main House = 117 Sq M/1259 Sq Ft  
Garage = 23 Sq M/246 Sq Ft  
Total = 140 Sq M/1505 Sq Ft



Ground Floor

First 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.



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

[www.robsonswb.com](http://www.robsonswb.com)

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