



A CHARMING THREE BEDROOM, EXTENDED FAMILY HOME

Church Lane, Mill End, Rickmansworth, Hertfordshire, WD3 8HD

ROBSONS

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- OPEN PLAN RECEPTION/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- LOFT EXTENSION
- PLANNING PERMISSION GRANTED TO
EXTEND DOWNSTAIRS

Description

A great opportunity to acquire this charming and well-maintained three-bedroom property decorated in modern neutral tones and has been extended into the loft space to create a spacious family home. This property is ideally placed for local amenities, schools and excellent transport links.

Upon entering the property, you are greeted by a useful cloakroom area for coats and shoes before entering the main living area. There is a spacious open plan reception/dining room with a feature fireplace and a central, modern glass staircase to the first floor. The well appointed kitchen offers a variety of fitted units, integrated appliances, a separate utility area with additional storage cupboards and a door leading out to the garden.





To the first floor there are two well-appointed bedrooms and a family bathroom with a useful storage cupboard. The second floor boasts two rooms which are being used as a large office space and a bedroom overlooking the 100 ft garden.

Externally, this lovely home offers a well-maintained garden that is laid with easy-to-maintain Astroturf, a raised decked area and a seating area at the end of the garden to enjoy outside dining. In addition, there is a cabin divided into two sizeable areas currently used as a workshop and a gym/living area, with the added benefit of electricity and water supply.

Location

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. 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 D

Energy Efficiency Rating: Band D



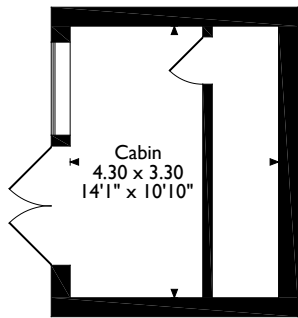
Church Lane, Mill End, Rickmansworth, Hertfordshire

Approximate Gross Internal Area

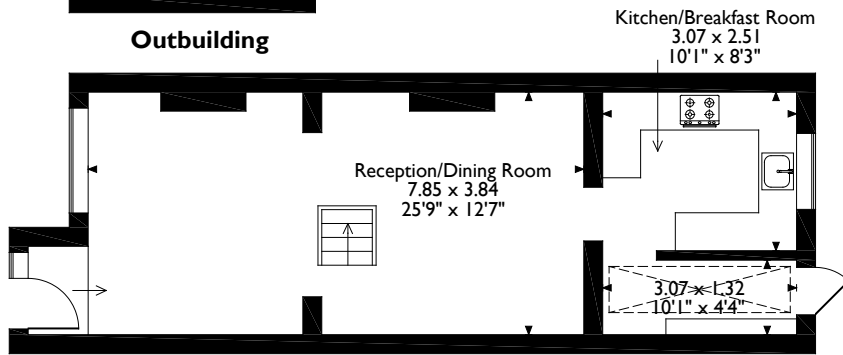
Main House = 106 Sq M/1136 Sq Ft

Outbuilding = 14 Sq M/151 Sq Ft

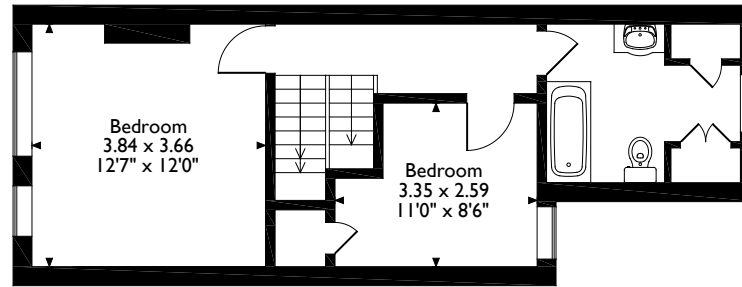
Total = 120 Sq M/1287 Sq Ft



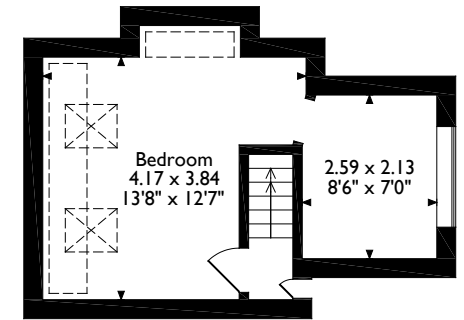
Outbuilding



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

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