



A WELL PRESENTED THREE BEDROOM, THREE BATHROOM TOWNHOUSE

Shepherds Farm, Mill End, Hertfordshire, WD3 8JC

ROBSONS

- **RECEPTION ROOM**
- **KITCHEN/DINING ROOM**
- **OFFICE**
- **GUEST WC**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **TWO FURTHER BEDROOMS WITH ACCESS TO AN ENSUITE**
- **FAMILY BATHROOM**
- **REAR GARDEN**
- **OFF-STREET PARKING**
- **EV CAR CHARGING POINT**

Robsons are pleased to showcase this well presented three-bedroom, three-bathroom family home over three levels, situated on a private road, within easy reach of local amenities, transport links and schools.

The ground floor comprises of a welcoming entrance hallway with a guest cloakroom and stairs to the first floor. There is a spacious and modern open-plan kitchen/dining room with two electric skylights that flood the room with natural light and bi folding doors opening out to the garden. The kitchen offers a variety of units offering ample storage space, integrated appliances, and a large kitchen island providing additional storage and worktop space.





To the first floor is a good-sized reception room, a principal bedroom with fitted wardrobes and an ensuite shower room and a family bathroom. The second floor boasts two further bedrooms both with access to a shower room.

Externally, this family home offers a well-presented rear garden laid to lawn with a patio area to enjoy outside dining and a garden shed. To the front is a driveway providing off-street parking and an EV car charging point. There is also rear access to the garden.

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. 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.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band F

Energy Efficiency Rating: Band C



Approximate Gross Internal Area
Ground Floor = 54.9 sq m / 591 sq ft
First Floor = 45.6 sq m / 491 sq ft
Second Floor = 40.8 sq m / 439 sq ft
Total = 141.3 sq m / 1,521 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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ROBSONS

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

www.robsonswb.com

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