



**SUPERB THREE BEDROOM, SEMI DETACHED FAMILY HOME IN RICKMANSWORTH**

Church Lane, Rickmansworth, Hertsfordshire, WD3 8PW



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**RECEPTION ROOM • OPEN PLAN  
KITCHEN/DINING ROOM • THREE BEDROOMS  
• FAMILY BATHROOM • REAR GARDEN •  
HOME OFFICE**

### Description

Perfectly placed for local amenities, schools and transport links is this three bedroom, semi detached family home offering modern interiors and beautifully presented both inside and out. This property also boasts a home office in the garden.

The ground floor comprises an entrance hallway with stairs to the first floor and under stairs storage cupboard. There is a light and bright front aspect reception room and an open plan modern kitchen/dining room with space for a dining table and chairs and French doors opening out to the garden.

The kitchen features tasteful units providing ample storage space and integrated appliances.





To the first floor there are three well-appointed bedrooms with two benefitting from fitted wardrobes and a family bathroom with under sink storage.

Externally, this lovely home boasts a well maintained garden, laid to lawn with shrubs and flowerbeds, a patio area to enjoy outside dining, a home office with electricity and heating and a garden shed. To the front is a small garden and access to the rear 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.

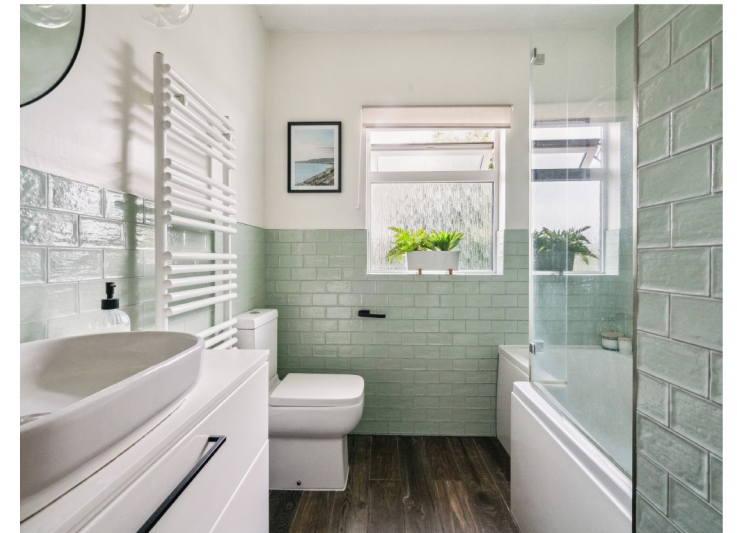
### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: D

Energy Efficiency Rating: D



Approximate Gross Internal Area  
 Ground Floor = 38.3 sq m / 412 sq ft  
 First Floor = 38.9 sq m / 419 sq ft  
 Total = 77.2 sq m / 831 sq ft  
 Total = 15.7 sq m / 169 sq ft  
 Total = 92.9 sq m / 1,000 sq ft

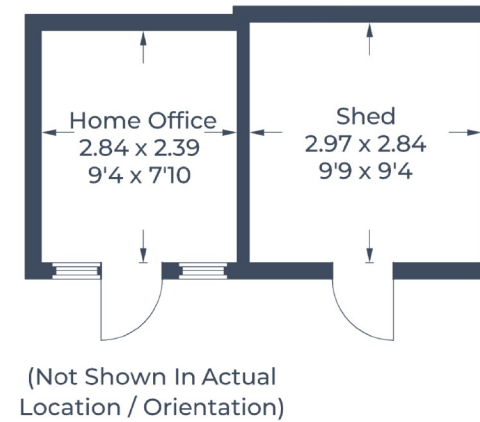
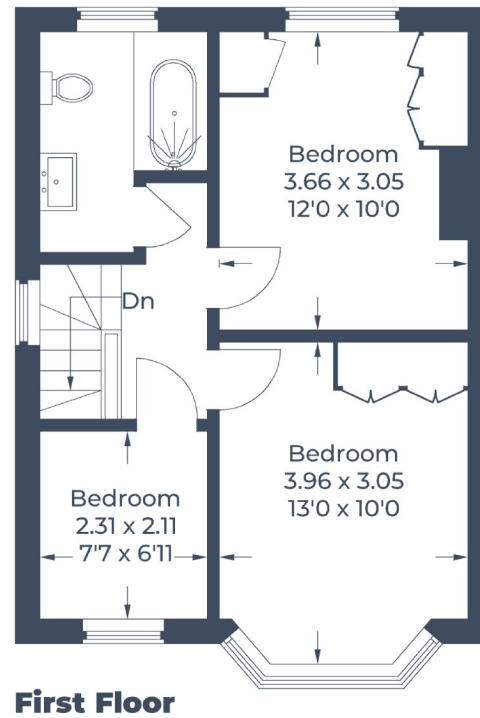
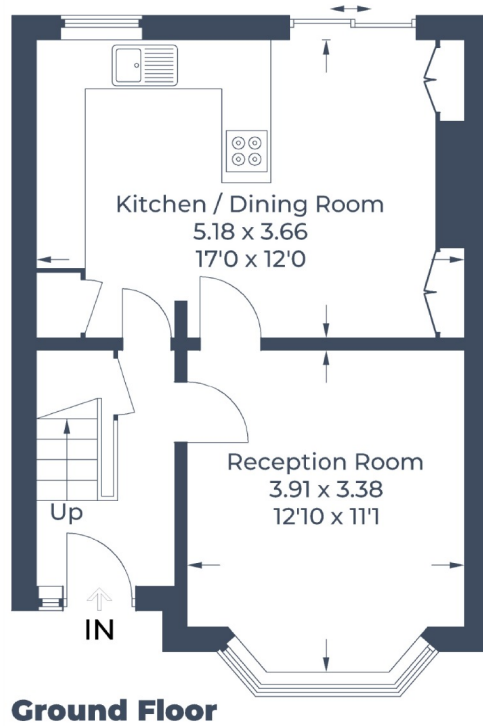


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