



**A MODERN, WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED HOUSE**

Mill Way, Rickmansworth, Hertfordshire, WD3 8QR

**ROBSONS**

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**RECEPTION ROOM • KITCHEN / DINING ROOM • UTILITY ROOM/GUEST WC • PRINCIPAL BEDROOM WITH ENSUITE WC • TWO FURTHER BEDROOMS • FAMILY BATHROOM • SOUTH BY SOUTHWEST FACING REAR GARDEN • OFF STREET PARKING • EV CHARGE POINT • SCOPE TO EXTEND (STPP)**

### Description

A modern, well-maintained and extended three bedroom, two bathroom semi-detached family home with bi folds opening out to an attractive garden and off street parking for two cars. This property is situated within easy reach of local amenities, schools and excellent transport links.

The ground floor comprises a hallway with stairs to the first floor and large under stair 'walk in' storage cupboard. There is a modern and spacious front aspect reception room with bay window, leading to an open-plan kitchen/dining room with two skylights and bi bolts that flood the room with natural light.





The kitchen features a range of fitted white gloss units providing ample storage space and integrated appliances. Completing the ground floor is a bedroom/home office and a utility room with additional storage and a guest WC.

To the first floor there is a principal bedroom with an ensuite WC a second bedroom and a fully tiled family bathroom with bath tub and shower cubicle.

Externally, this lovely home boasts a south by southwest facing well-maintained rear garden, laid to lawn with shrub and flowerbed borders, a decked area to enjoy outside dining and a garden shed. To the front is a driveway providing off-street parking for two cars.

### **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. 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.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: D

Energy Efficiency Rating: C



Approximate Gross Internal Area  
Ground Floor = 81.9 sq m / 881 sq ft  
First Floor = 34.3 sq m / 369 sq ft  
Total = 116.2 sq m / 1250 sq ft



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