



A SIX BEDROOM RESIDENCE IN EXCESS OF 3,200 SQ.FT. IN A PRESTIGIOUS LOCATION

Lime Tree Walk, Rickmansworth, Hertfordshire, WD3 4BX

ROBSONS

**TWO RECEPTION ROOMS • DINING ROOM
• KITCHEN/BREAKFAST ROOM • UTILITY
ROOM • BEDROOM SIX/PLAYROOM/FURTHER
RECEPTION ROOM WITH ENSUITE • GUEST
WC • FIVE FURTHER BEDROOMS, ONE WITH
ENSUITE • TWO FAMILY BATHROOMS •
PRIVATE REAR GARDEN • DRIVEWAY & FRONT
GARDEN**

A superb six bedroom, four bathroom, detached family residence in excess of 3,200 sq.ft. with an attractive and private rear garden and off-street parking, ideally situated on this sought-after road in Rickmansworth.

The property offers very spacious accommodation set over two floors. The ground floor comprises a reception hall with marble flooring, a guest WC and stairs to the first floor. There is a front aspect reception room and a good-sized, open-plan reception/dining room with a feature fireplace, two large windows that allow the rooms to be flooded with natural light and French doors opening out to the garden. The kitchen/breakfast room offers a variety of fitted units providing ample storage space, Miele integrated appliances, a large fitted breakfast area seating 4/5 people, a separate utility room and French doors opening out to the garden.

Completing the ground floor is bedroom six/playroom/further reception room with Karndean flooring and a large, modern ensuite shower room with his and her basins.





On the first floor there is a principal bedroom with fitted wardrobes and a very spacious, luxury ensuite bathroom, with a corner bath, shower cubicle and his and her basins, four further double bedrooms, with three benefiting from fitted wardrobes and two sizeable fully tiled family bathrooms with Karndean flooring and Villeroy and Boch sanitary ware. The loft is fully boarded with scope for conversion (STPP).

Externally, this family home boasts an attractive and private rear garden laid to lawn with established shrub and hedge borders, providing the garden with a good level of privacy, a patio area and a garden shed. To the front is a driveway providing off-street parking and a small garden.

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 and tennis

Tenure: Freehold
Local Authority: Three Rivers District Council
Council Tax: Band H
Energy Efficiency Rating: Band C

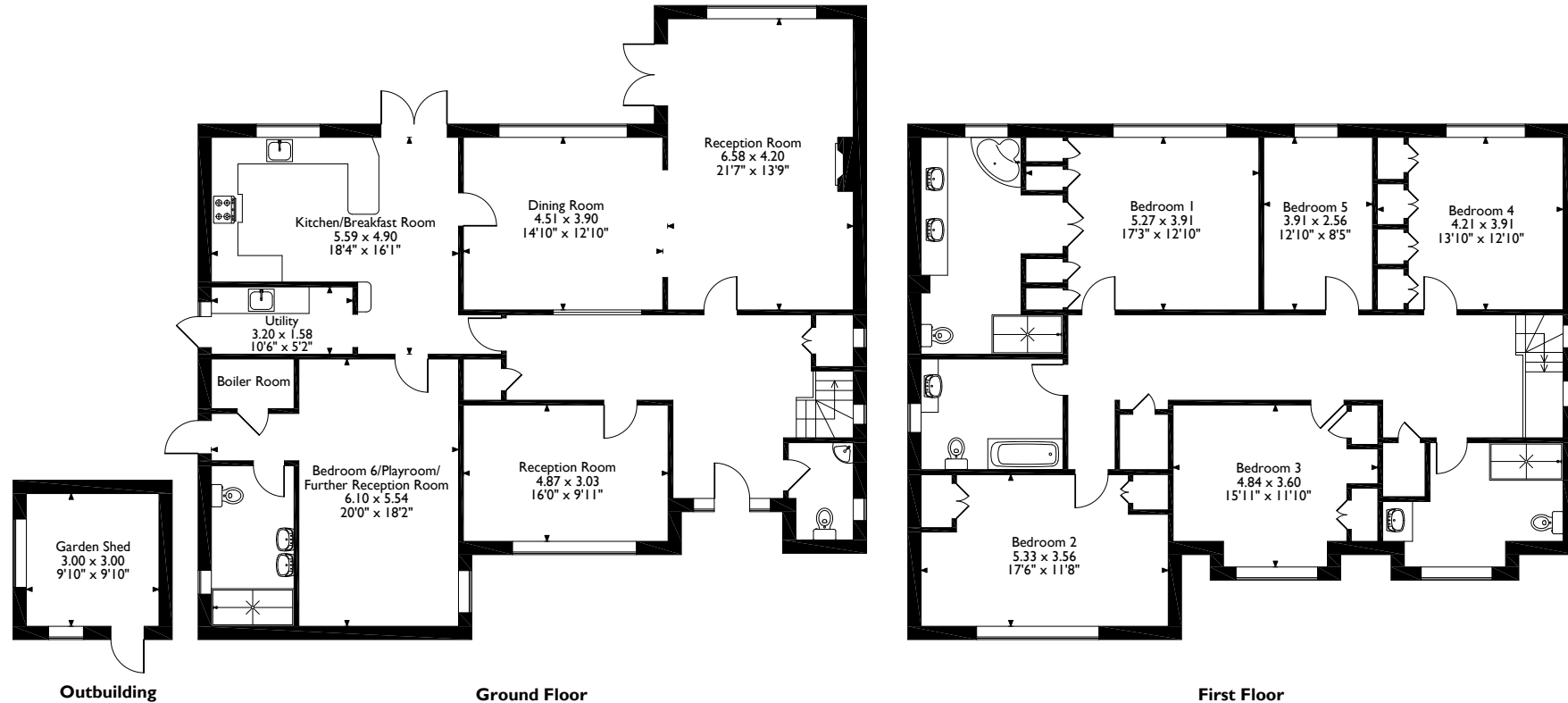


Lime Tree Walk, Rickmansworth, Hertfordshire

Approximate Gross Internal Area
Main House = 298 Sq M/3208 Sq Ft

Outbuilding = 9 Sq M/97 Sq Ft

Total = 307 Sq M/3305 Sq Ft



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.



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