



**A SPACIOUS & MODERN 4 BEDROOM, 2 BATHROOM DETACHED FAMILY HOME IN
A DESIRABLE LOCATION**

Hill Rise, Rickmansworth, Hertfordshire, WD3 7NZ

ROBSONS

Hill Rise, Rickmansworth, Hertfordshire, WD3 7NZ

**THREE RECEPTION ROOMS •
KITCHEN/DINING ROOM • UTILITY ROOM •
GUEST CLOAKROOM • PRINCIPAL BEDROOM
WITH ENSUITE • THREE FURTHER BEDROOMS
• FAMILY BATHROOM • ATTRACTIVE REAR
GARDEN • OFF-STREET PARKING**

Description

Set on one of Rickmansworth's finest roads within the popular Cedars Estate is this stylish and modern four bedroom, two bathroom detached family home offering a total of 2,176 sq. ft. of generously appointed interiors. This lovely home is in a desirable location within easy reach of highly regarded schools, excellent transport links and local amenities.

The ground floor comprises an entrance hallway with stairs to the first floor, a guest cloakroom and a utility room. There are two front aspect reception rooms, both boasting a feature fireplace, and a stylish, modern kitchen/dining room that can be accessed via the hallway or the second reception room. The kitchen/dining room has been designed to create the ideal family space with two skylights and bi fold doors opening out to the garden.





The kitchen offers modern fitted units providing ample storage space, integrated appliances including a wine cooler and a large kitchen island/breakfast bar. Completing the ground floor is a third reception room with a skylight.

To the first floor there is a principal bedroom with fitted wardrobes and an ensuite bathroom, three further bedrooms and a family bathroom.

Externally, this remarkable home features a good-sized and well-presented rear garden with a patio area to enjoy outside dining. To the front of the property is a driveway providing off-street parking and side access to the rear garden.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and 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. 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

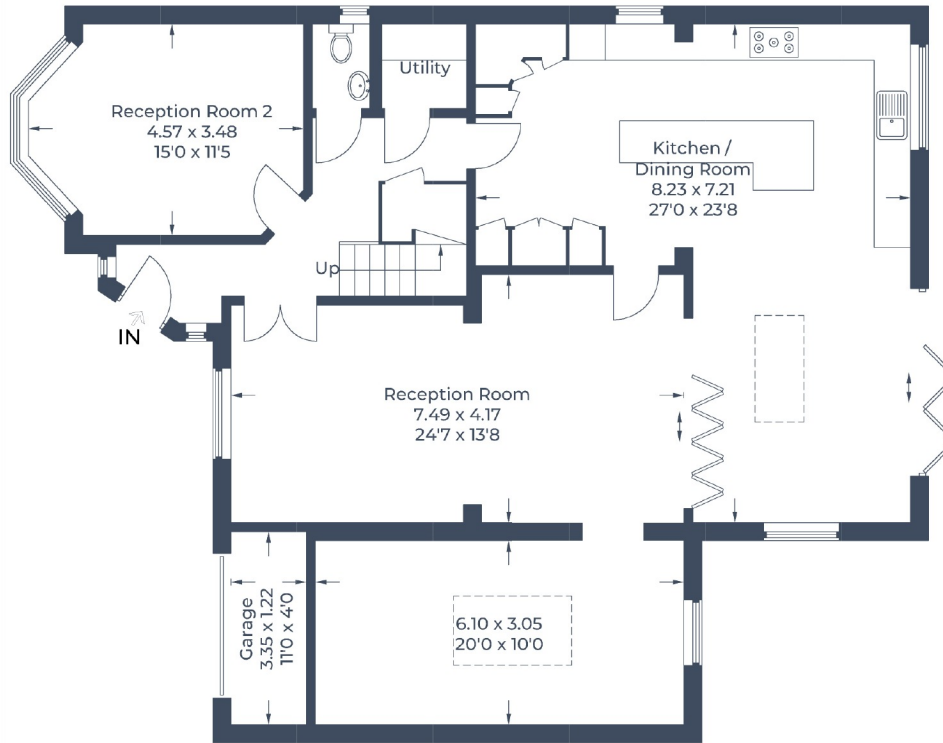
Local Authority: Three Rivers District Council

Council Tax Band: G Energy Efficiency Rating: D

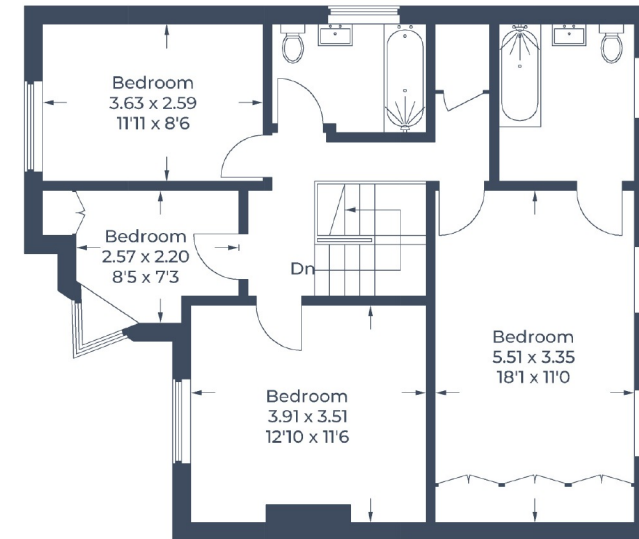
For additional information, please refer to www.robsonswb.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 126.5 sq m / 1,362 sq ft
 First Floor = 71.6 sq m / 771 sq ft
 Garage = 4.0 sq m / 43 sq ft
 Total = 202.1 sq m / 2,176 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons

ROBSONS

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

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.