



A MODERN & BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 7AP

ROBSONS

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**RECEPTION/DINING ROOM • KITCHEN •
GUEST CLOAKROOM • THREE BEDROOMS •
FAMILY BATHROOM • DETACHED GARAGE •
OFF-STREET PARKING • ATTRACTIVE REAR &
FRONT GARDENS • UNDERFLOOR HEATING
TO THE GROUND FLOOR & FAMILY
BATHROOM**

Description

A great opportunity to acquire a modern and beautifully presented, three bedroom family home with attractive rear and front gardens, a detached garage and off-street parking for two cars. This lovely property is situated within walking distance to local amenities, excellent schools and transport links.

The ground comprises an entrance hallway with a guest cloakroom. There is an open-plan reception/dining room with wooden flooring, spot lights, a storage cupboard and French doors opening out to the garden. The modern kitchen features a variety of fitted units, integrated appliances and a breakfast bar.





To the first floor there is a spacious principal bedroom with fitted storage, two further bedrooms and a modern, fully tiled family bathroom with under-sink storage.

Externally, this great home offers a well-presented rear garden laid to lawn with a decked area. To the rear of the garden is a patio area with a pergola and a gate leading to a detached garage with parking to accommodate two cars. To the front, the property is set back from the road and approached by a long garden, with side 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. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

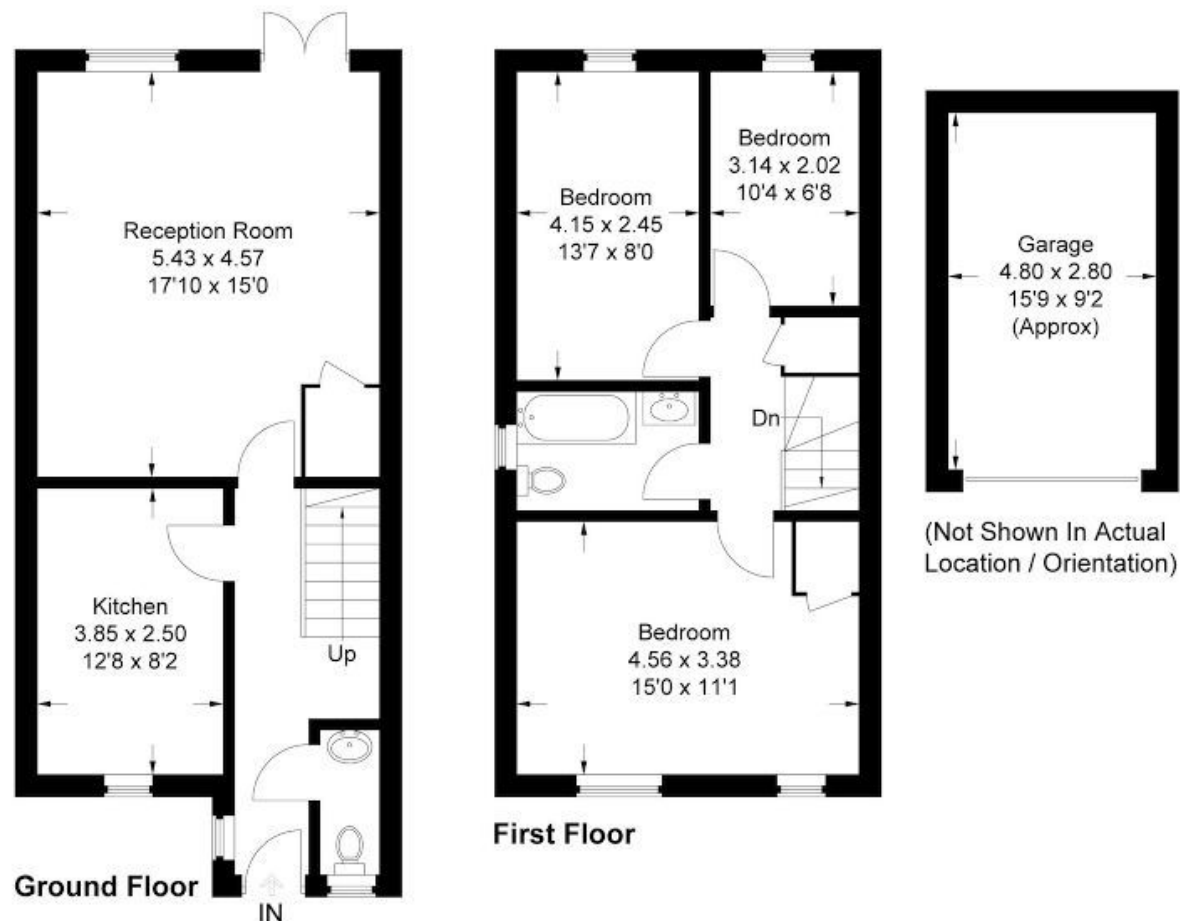
Council Tax Band: E

Energy Efficiency Rating: C

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



Approximate Gross Internal Area
 Ground Floor = 45.1 sq m / 486 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 101.3 sq m / 1090 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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