



**A THREE BEDROOM DETACHED FAMILY HOME ON THE SOUGHT-AFTER CEDARS  
ESTATE WITH NO ONWARD CHAIN**

Beacon Way, Rickmansworth, Hertfordshire, WD3 7HP

**ROBSONS**



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**LIVING/DINING ROOM • KITCHEN • WC • THREE BEDROOMS • FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP) • NO ONWARD CHAIN**

### Description

Located on the sought-after Cedars Estate, this three-bedroom detached family home offers excellent potential and is available with no onward chain. The property boasts a generous and attractive rear garden and offers scope to extend (STPP), making it a perfect opportunity for buyers looking to modernise and add value.

The ground floor features a welcoming porch leading into a hallway with a guest WC. The front-aspect kitchen is fitted with units and provides space for freestanding appliances. At the heart of the home is a light-filled living/dining room, measuring an impressive 26'9 x 10'6, with patio doors that open out to the beautiful garden, ideal for entertaining and family life.







Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Externally, the rear garden is a standout feature, generous in size and laid to lawn, surrounded by mature shrubs and flower beds, with a patio area perfect for outdoor seating. To the front, there is a lawned garden, a driveway providing off-street parking, a garage, and side access to the rear garden.

This property offers an exciting opportunity to create a dream family home in a highly desirable location.

### **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. 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 Band: G

Energy Efficiency Rating: E

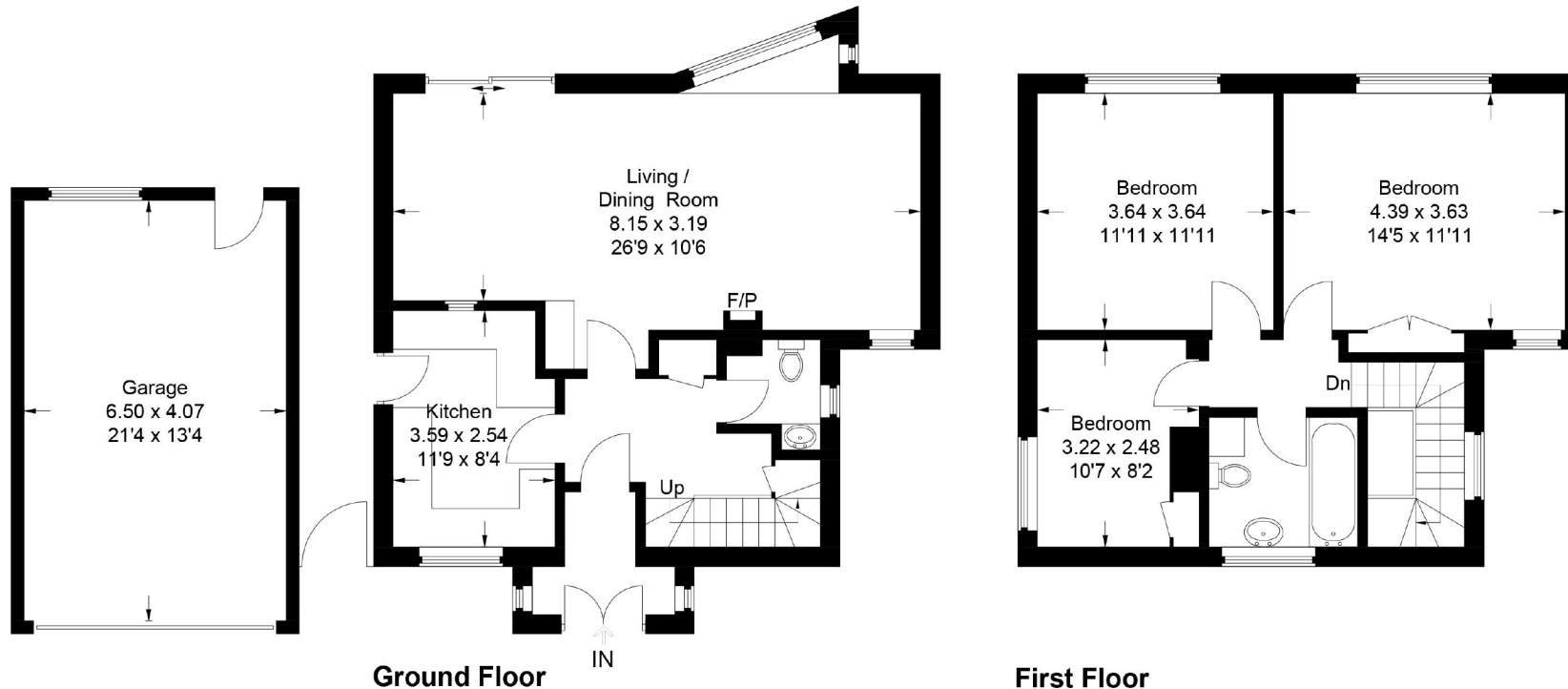
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## 92 Beacon Way, Rickmansworth, WD3 7HP

Approximate Gross Internal Area  
Ground Floor = 54.8 sq m / 590 sq ft  
First Floor = 51.8 sq m / 557 sq ft  
Garage = 26.3 sq m / 283 sq ft  
Total = 132.9 sq m / 1,430 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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# ROBSONS

130 High Street, Rickmansworth WD3 1AB  
Tel: 01923 777762 Email: [rickmansworth@robsonswb.com](mailto:rickmansworth@robsonswb.com)  
[www.robsonswb.com](http://www.robsonswb.com)

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