



A BRIGHT, MODERN & SPACIOUS FOUR BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME IN EXCESS 2,340 SQFT

Watford Road, Croxley Green, Rickmansworth, Hertfordshire, WD3 3BJ

ROBSONS

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**MODERN KITCHEN/DINING ROOM WITH
UNDERFLOOR HEATING & WINE COOLER •
MULTIPLE RECEPTION AREAS • LIVING
ROOM/SNUG • DOWNSTAIRS BATHROOM •
UTILITY ROOM • LARGE PRINCIPAL BEDROOM
(33'9 X 18'4) WITH EN-SUITE • TWO FURTHER
BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE SOUTH FACING REAR GARDEN •
OFF-STREET PARKING**

Description

An immaculately presented four bedroom, four bathroom (two ensuites) detached family home in excess of 2,340 sqft of sophisticated interiors across three floors. With an impressive south-facing garden, this property has been designed with the growing family in mind and enjoys a convenient location close to local amenities, excellent transport links and catchment area for local schools rated 'outstanding' by ofsted.





Upon entering the property, you are greeted by a porch leading to a spacious open-plan kitchen/dining room with modern fitted units, integrated appliances, a wine cooler, underfloor heating and a door opening to the side of the property.

There is a good-sized, rear-aspect reception room with a feature wood burner and bi fold doors opening out to the garden. Off the reception room is an office and a separate living room. Completing the ground floor is a bathroom and a utility room. To the first floor is a generous guest suite (18'0 x 11'5), two further double bedrooms and a modern family bathroom. The second floor hosts a 33'9 by 18'4 principal bedroom with fitted wardrobes and a luxury ensuite.

Externally, this lovely family home boasts a well-maintained rear garden laid to lawn with shrubs and flowerbeds and a raised decked area with a pergola. To the front is a driveway providing off-street parking and side access to the rear garden.

Location

The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

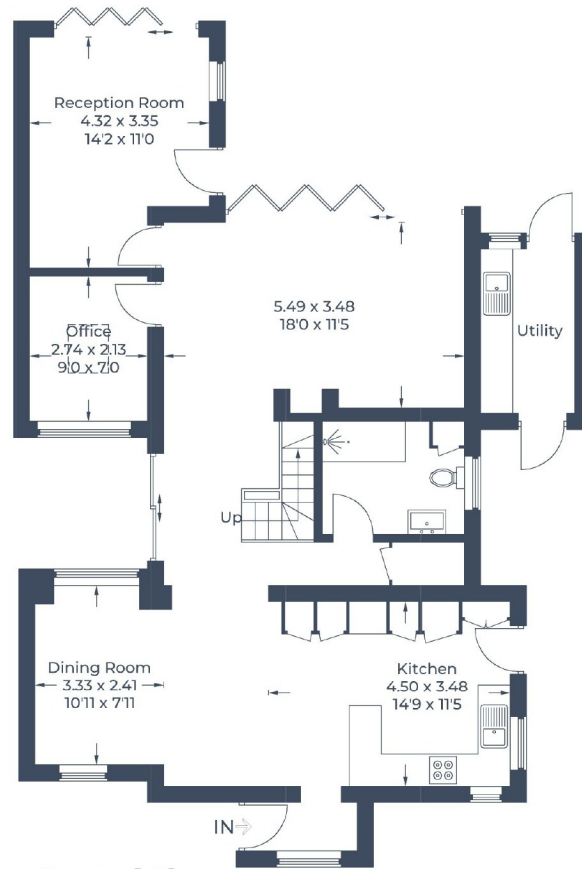
Local Authority: Three Rivers District Council

Council Tax Band: F

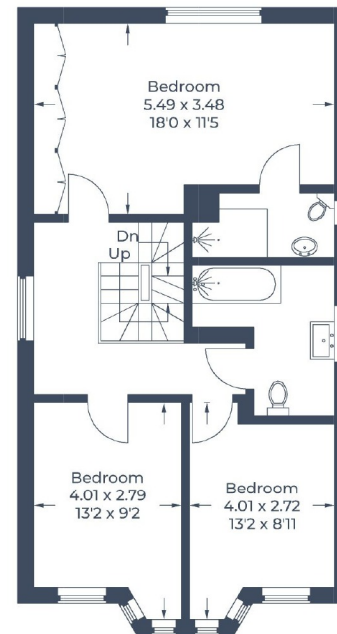
Energy Efficiency Rating: C



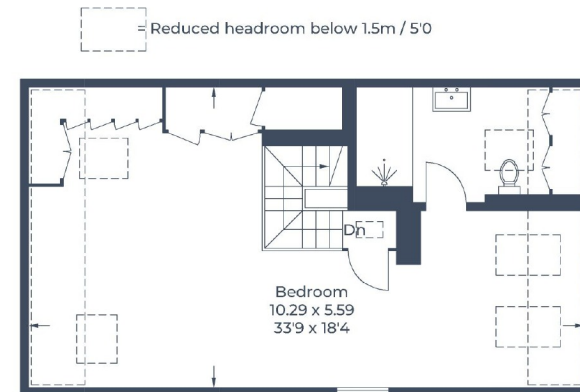
Approximate Gross Internal Area
 Ground Floor = 94.7 sq m / 1,019 sq ft
 First Floor = 59.9 sq m / 645 sq ft
 Second Floor = 58.0 sq m / 624 sq ft
 Utility = 5.6 sq m / 60 sq ft
 Total = 218.2 sq m / 2,348 sq ft



Ground Floor



First Floor



Second Floor

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