HARRY CHARLES
Property Specialists

The Drive, Rickmansworth, WD3 4DR

Price £1,800,000

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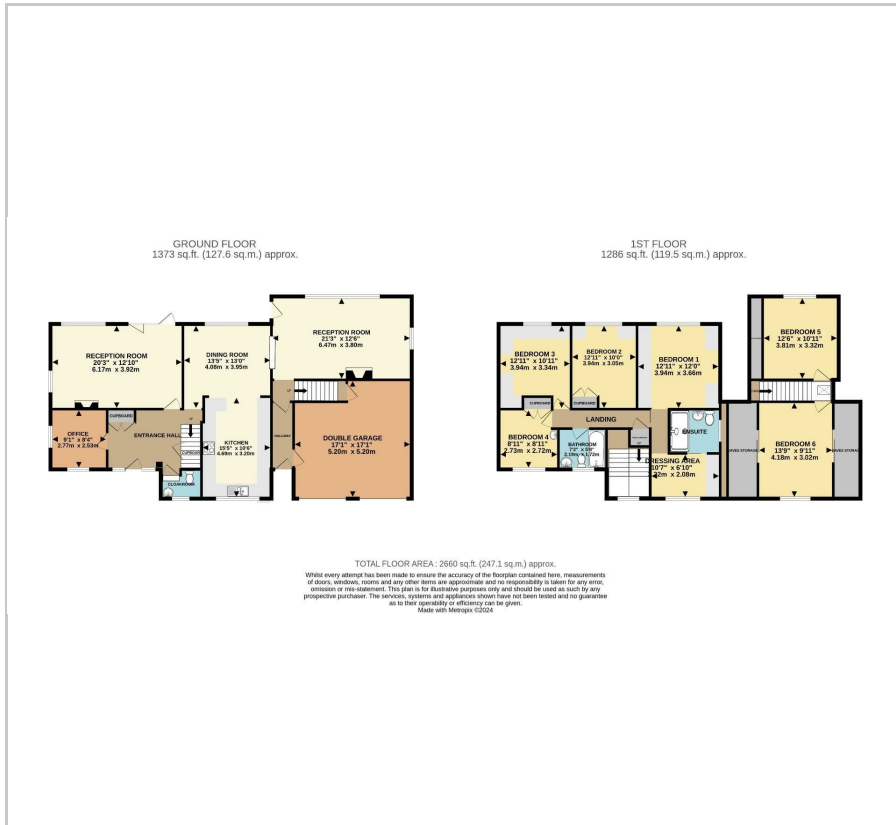
** THE DRIVE, RICKMANSWORTH - 6 BEDROOM DETACHED FAMILY HOME - HIGHLY DESIRABLE LOCATION **
We are absolutely delighted to be favoured with instructions to market this much loved family home that has been enjoyed by its current owners for in excess of 50 years!! This lovely property boasts an impressive 3 separate reception rooms in addition to the re-fitted kitchen/family area providing ample space for entertaining guests or simply relaxing with your family. There are 6 bedrooms to the first floor with the master benefiting from both a dressing room and en-suite shower room. The house spans over 2,660 sq ft including the integral double garage and is in council tax band H. Situated in such a highly desirable location, this home provides ample off road parking and is surrounded by well stocked and lovingly presented gardens. Whether you're looking for a family home with room to grow or a place to entertain friends, this property on The Drive has the potential to be the perfect fit for you. This property is sure to attract considerable interest so we would ask that you contact us without delay to arrange an early appointment to view.

- 6 Bedroom Detached Family Home
- Re-fitted Kitchen/ Diner
- Master Bedroom with En-Suite Shower & Dressing Rooms
- Attractive Well Stocked Gardens
- Double Garage & Ample Off Road Parking

- Highly Desirable Location
- 3 Further Reception Rooms
- 5 Further Bedrooms
- Council Tax Band H
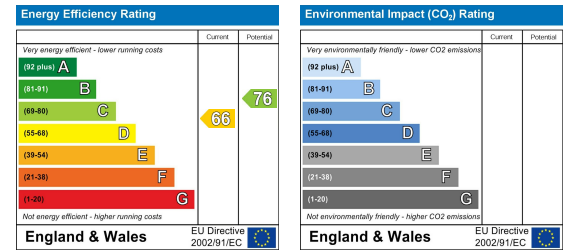- Excellent School Catchment

Floor Plan

GROUND FLOOR
1373 sq.ft. (127.6 sq.m.) approx.

RECEPTION ROOM
20'3" x 12'10"
6.17m x 3.92m

DINING ROOM
13'5" x 13'0"
4.08m x 3.95m

RECEPTION ROOM
21'3" x 12'6"
6.47m x 3.80m

OFFICE
9'1" x 8'4"
2.77m x 2.63m

ENTRANCE HALL

KITCHEN
15'5" x 10'6"
4.69m x 3.20m

DOUBLE GARAGE
17'1" x 17'1"
5.20m x 5.20m

1ST FLOOR
1286 sq.ft. (119.5 sq.m.) approx.

BEDROOM 3
12'11" x 10'11"
3.94m x 3.34m

BEDROOM 2
12'11" x 10'0"
3.94m x 3.05m

BEDROOM 1
12'11" x 12'0"
3.94m x 3.66m

BEDROOM 5
12'6" x 10'11"
3.81m x 3.32m

BEDROOM 4
8'11" x 8'11"
2.73m x 2.72m

LANDING

BATHROOM
7'3" x 5'6"
2.19m x 1.72m

ENSUITE

DRESSING AREA
10'7" x 6'10"
3.2m x 2.08m

BEDROOM 6
13'9" x 9'11"
4.18m x 3.02m

TOTAL FLOOR AREA : 2660 sq.ft. (247.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC