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## 67 Hill Rise, Rickmansworth, Hertfordshire, WD3 7NT

**An attractive and most charming five bedroom detached house located on the highly sought after Cedars Estate.**

- Attractive Five Bedroom Detached Family Home
- Three Large Reception Rooms
- Bright Kitchen / Breakfast Room
- Characterful Entrance Hall and Cloakroom
- Study / Bedroom Five with Ensuite Shower Room
- Immaculate and Level South West Facing Rear Garden
- Block Paved Carriage Driveway and Car Port
- Ensuite to Principal Bedroom
- Family Bathroom and Separate W/C
- Situated on the Popular Cedars Estate

This fantastic five-bedroom detached family home offers flexible accommodation to meet the demands of modern-day living. It features three large reception rooms, a light-filled kitchen/breakfast room, and a study/bedroom (bedroom five) with an ensuite shower room. A welcoming entrance hall and a cloakroom complete the ground floor. If needed, part of the house can be used as an annex for an elderly family member or visiting guests. On the first floor, there is a principal bedroom with an ensuite shower room, three further good-sized bedrooms, and a family bathroom with a separate toilet, all accessible from the spacious landing.

Externally, the property boasts a well-stocked and immaculately manicured southwest-facing rear garden, a block-paved carriage driveway providing ample off-street parking, and a carport.








Rickmansworth's strategic location ensures easy access to London, with excellent fast rail links (Chiltern Line to Marylebone) and road connections (M25 Junction 18 close by and M1 within easy reach). This makes it an attractive and efficient commuter town for those seeking a balance between urban and rural life. An excellent choice of both state and private schools are available locally.

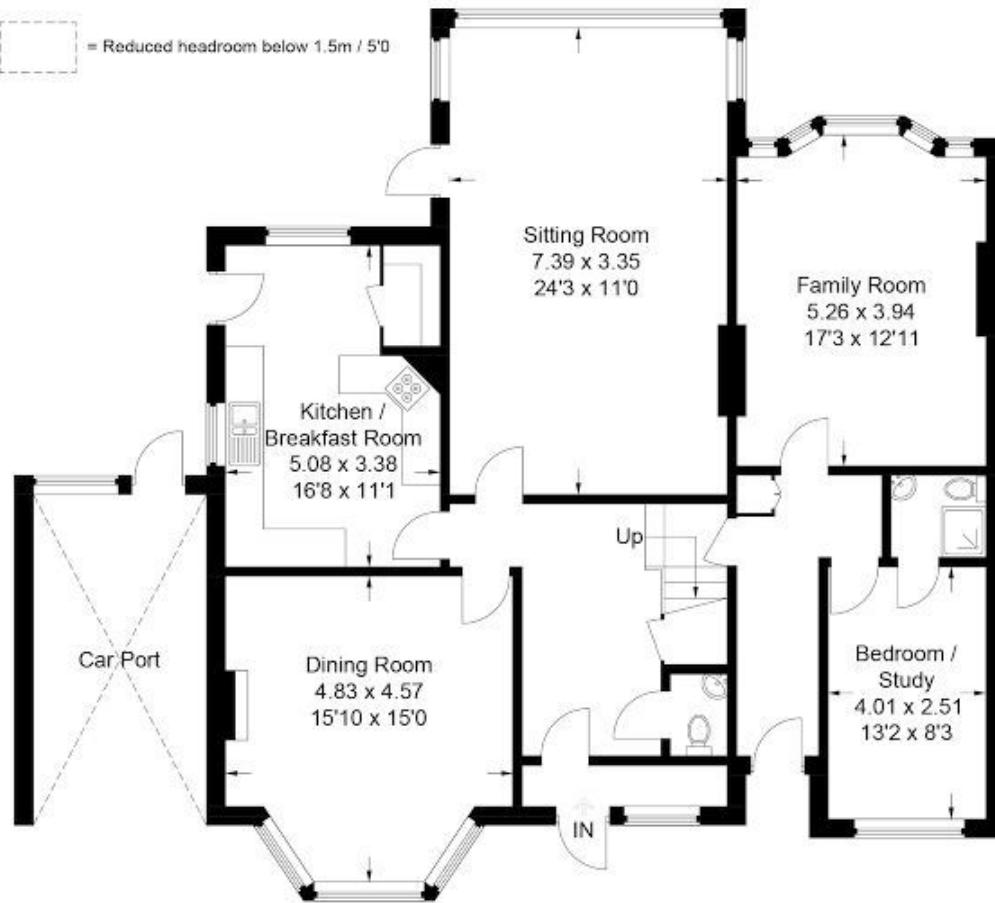




Approximate Gross Internal Area  
 Ground Floor = 131.6 sq m / 1,416 sq ft  
 First Floor = 96.1 sq m / 1,034 sq ft  
 Total = 227.7 sq m / 2,450 sq ft  
 (Excluding Car Port)



 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**

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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