



Connells

Pleasant Place
West Hyde Rickmansworth



Property Description

Connells are pleased to bring this charming, well-presented semi-detached cottage to the market that is situated on a quiet residential road in West Hyde. The property briefly comprises of two reception rooms, a modern integrated kitchen, four well-proportioned bedrooms a family bathroom suite. Benefits include air conditioning throughout, a separate utility room, an additional shower room, ample storage throughout the property, off-street parking for multiple cars, mature front and rear gardens, a six person hydrotherapy hot tub as well as an additional outbuilding with electrics.

The ideal family home the property is situated within catchments to a variety of well-regarded nurseries, primary schools and secondary schools. The property is conveniently located with access to several transport links including Rickmansworth station providing Chiltern Line and Metropolitan railways to London Marylebone and Baker Street. Vehicular links to London are also well served with the M25 at junction 17 within 2 miles, connecting to the M1, M40 & M4.

The property is situated close to good sporting facilities which include golfing, local cricket club and Penrose Sports Aquadrome. The village of Harefield is close by which is surrounded by beautiful countryside along the Grand Union Canal. Rickmansworth caters for specialist and daily shopping including M&S and Tesco with more extensive shopping facilities available in the larger towns of Watford and Uxbridge.

Living Room

19' 2" x 11' 11" (5.84m x 3.63m)

French door, windows to front aspect, feature fire place, range of built in shelving and storage.

Entrance Hall

Stairs to first floor landing, under-stairs storage.

Television Room

12' 6" x 9' 6" (3.81m x 2.90m)

Television point, telephone point, internal window to side aspect, radiator.

Kitchen / Diner

20' 4" x 13' 6" (6.20m x 4.11m)

Window to rear aspect, space for dining area, patio doors to rear garden, television point, radiator, air conditioning unit.

Modern fitted kitchen comprised of a range of handle-less white high gloss wall, base and drawer units with work surfaces to complement, skylight, electric hob with extractor hood, eye level electric oven, integrated microwave and dishwasher, space for double fridge/freezer, door to rear garden.

Utility Room

11' 3" x 4' 5" (3.43m x 1.35m)

Comprised of wall and base units with work surfaces to complement, window to rear aspect, sink, plumbing for washing machine, space for tumble dryer.

Bathroom

Bath with mixer taps and overhead shower, additional shower attachment, WC, vanity basin, heated hand towel rail.

First Floor Landing

Stairs from entrance hall, window to side aspect, storage cupboards.

Bedroom One

11' 2" x 11' 9" (3.40m x 3.58m)

Window to front aspect, radiator, air conditioning unit, fitted and built in wardrobes.

Bedroom Two

9' 4" x 6' 2" (2.84m x 1.88m)

Window to rear aspect, radiator, television point, air conditioning unit.

Bedroom Three

9' 9" x 7' 5" (2.97m x 2.26m)

Window to front aspect, radiator, air conditioning unit, fitted wardrobes.

Bedroom Four

9' 2" x 6' 3" (2.79m x 1.91m)

Window to rear aspect, radiator, air conditioning unit, fitted wardrobes.

Shower Room

Window to side aspect, shower cubicle, vanity basin, WC, heated hand towel rail.

Front Garden

Landscaped front garden with stream and embankment that is included in the title deeds, side access.

Rear Garden

Mature rear garden, paving, astro turf, shrubberies and trees, six person hydrotherapy hot tub.

Outhouse

11' 5" x 7' 3" (3.48m x 2.21m)

Full electrics, heating and cooling system & broadband/ telephone connection.

Parking

Private parking for several cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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