



JOHN ROBERTS & Co  
estate agents



87 Highfield Way, Rickmansworth, WD3 7PN

Guide Price £950,000



3



1



4



E







# 87 Highfield Way

Rickmansworth, WD3 7PN

- DETACHED PROPERTY - APPROX 1,679 SQ FT
- SOUTH-WEST FACING REAR GARDEN - APPROX 147 FT IN LENGTH
- POTENTIAL TO EXTEND (STPP)
- NO ONWARD CHAIN
- THREE BEDROOMS
- FOUR RECEPTION ROOMS
- KITCHEN
- BATHROOM & CLOAKROOM
- GARAGE & OFF STREET PARKING
- EPC RATING: E

This detached property offers a fantastic opportunity to re-model / extend (STPP) and is superbly positioned on the ever popular Cedars Estate, Rickmansworth.

The property boasts approximately 1,679 sq ft and benefits from a large, level rear garden which measures approximately 147 ft in length. To the ground floor, there are four reception rooms, a kitchen, cloakroom and an integral garage. The first floor benefits from three bedrooms and a family bathroom with a separate WC.

To the front of the property there is parking for several vehicles and access to the garage. The rear garden is mostly laid to lawn with a patio area adjacent to the property. There are two brick built outbuildings.

The property is offered to the market with no onward chain.



## SITUATION:

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

## VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm  
Saturday 9:00am to 4:00pm.

## TENURE:

Freehold

## COUNCIL:

Three Rivers DC





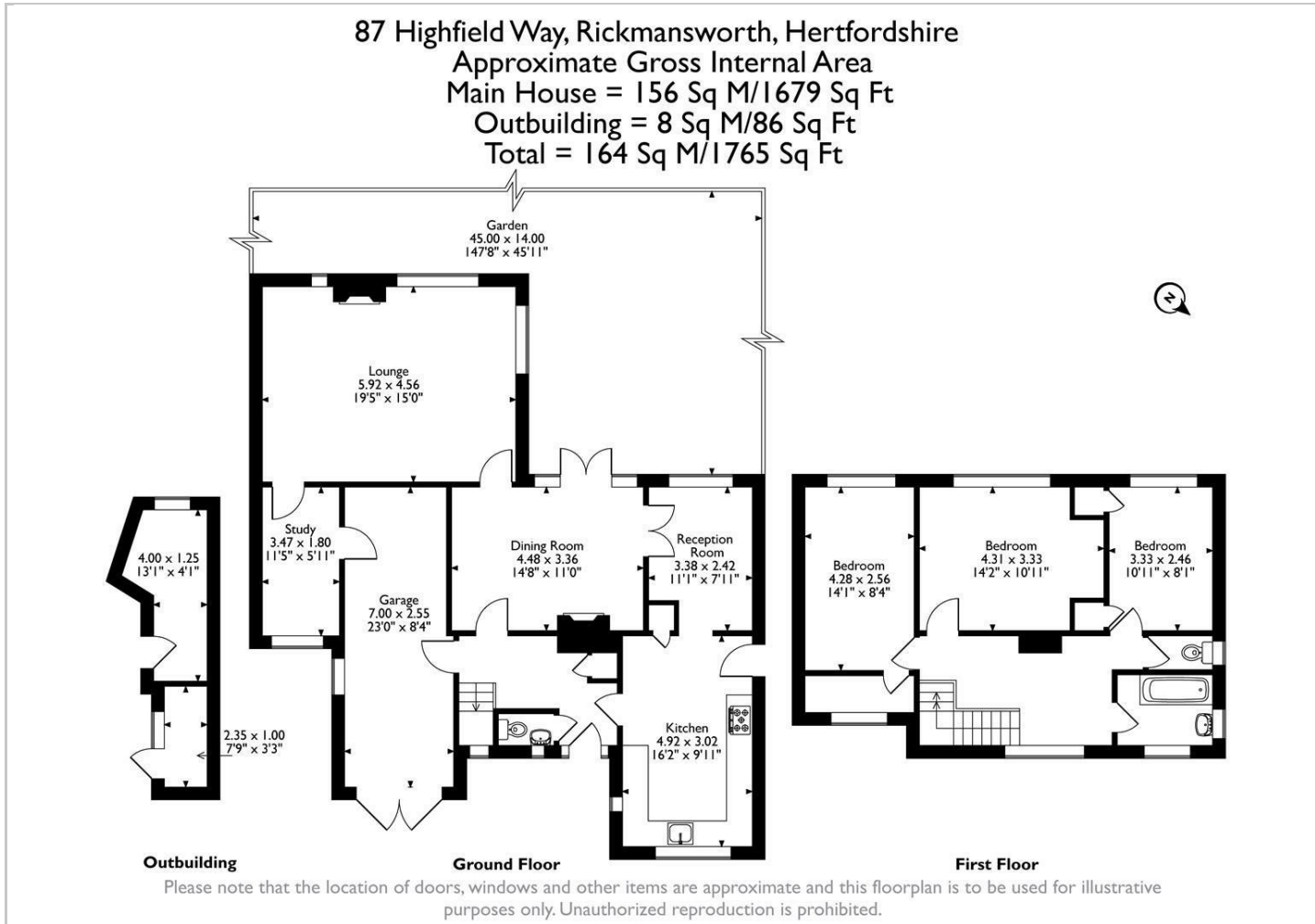








## Floor Plans



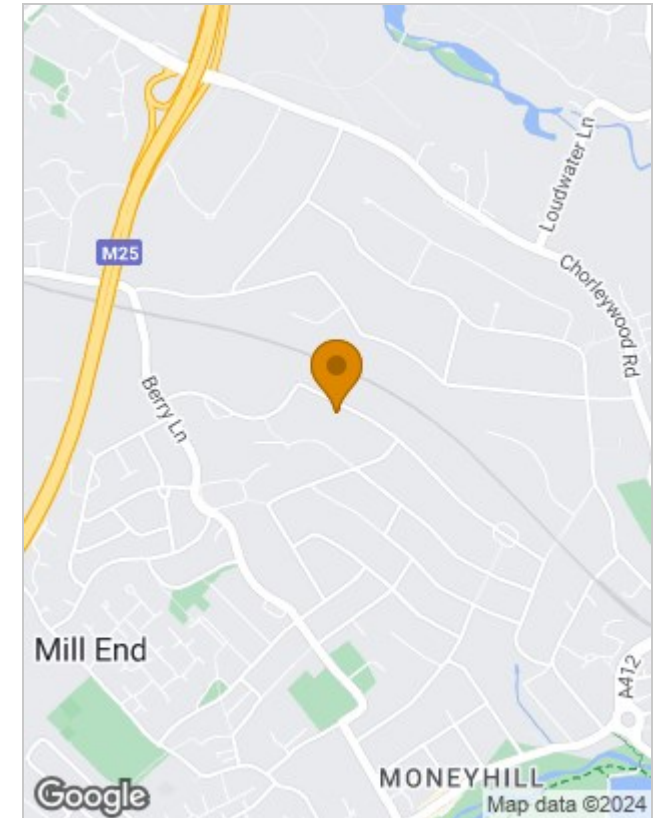
## Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

