



JOHN ROBERTS & Co
estate agents



155 Highfield Way, Rickmansworth, WD3 7PL

Guide Price £1,195,000



4



2



3



D



155 Highfield Way

Rickmansworth, WD3 7PL

- DETACHED FAMILY PROPERTY
- FOUR BEDROOMS
- KITCHEN & UTILITY ROOM
- LOVELY GARDENS WITH GARDEN SHED
- BRICK BUILT GARDEN ROOM
- POTENTIAL TO EXTEND (STPP)
- THREE RECEPTION ROOMS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- OFF-STREET PARKING FOR SEVERAL VEHICLES
- EPC RATING: D

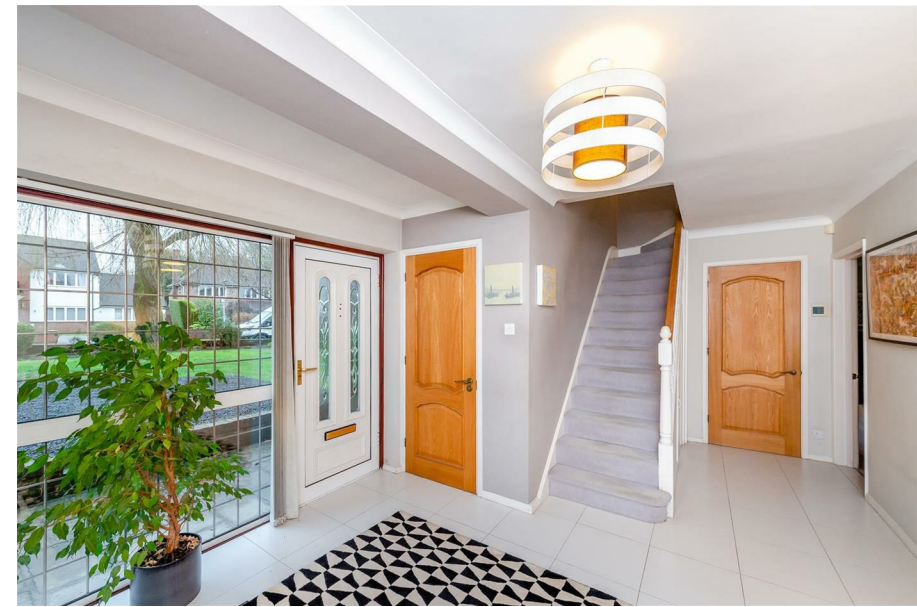
This four bedroom property occupies a wonderful plot on the corner of Highfield Way and Berry Lane. The current owners have partially updated the property and there is huge scope to re-model and extend (STPP), should one wish.

The property boasts approximately 1,970 Sq Ft and offers flexible accommodation arranged over two floors. The rear garden is a fantastic family garden with a patio area adjacent to the property and lawns that wrap around the property.

To the ground floor there is a large reception hall, a generous size sitting room, which measures an impressive 26'11" x 18'1", a kitchen / dining room, utility room, study and a cloakroom.

The first floor boasts four bedrooms and a family bathroom. The principal bedroom benefits from built in wardrobes and an en-suite shower room. The family bathroom is well appointed with a separate bath tub and shower.

The garage has been converted to a reception / garden room with the benefit of bi-fold doors overlooking the gardens. To the front of the property there is off-street parking for several vehicles.



SITUATION:

This property enjoys access to Rickmansworth town centre and Chorleywood Village, with a fine selection of schools and shops. For the commuter, both Rickmansworth and Chorleywood boast their 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. Equestrian pursuits are also well catered for.

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

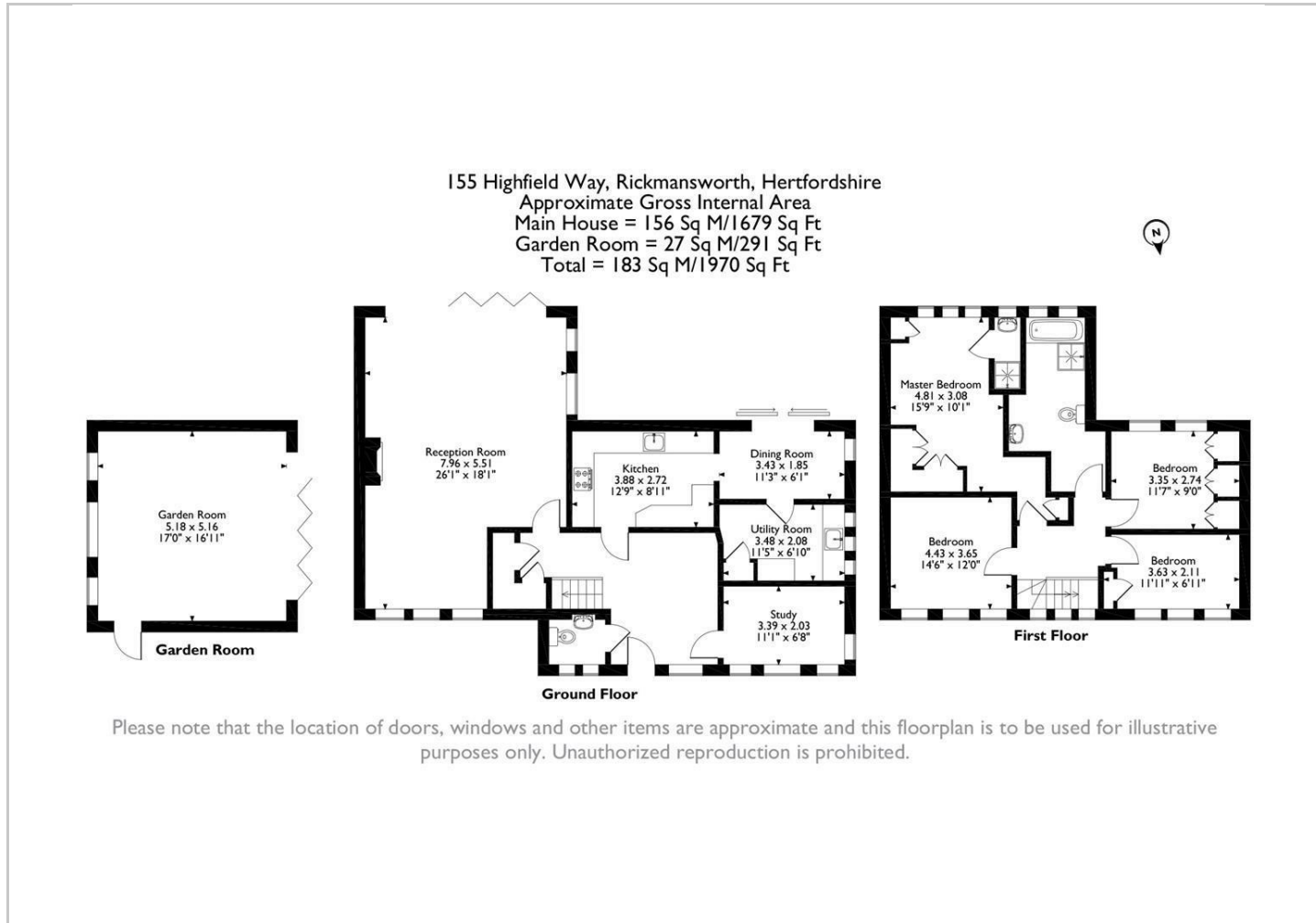
COUNCIL:
Three Rivers DC







Floor Plans



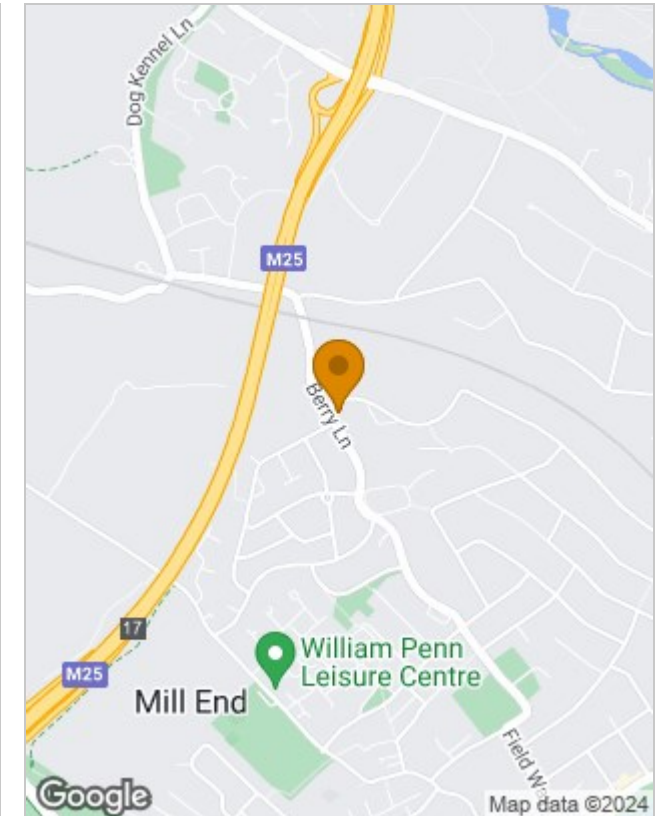
Viewings

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

