

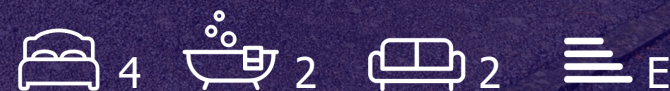


JOHN ROBERTS & Co
estate agents



64 Nightingale Road, Rickmansworth, WD3 7BT

Guide Price £935,000





64 Nightingale Road

Rickmansworth, WD3 7BT

- SUPERB OPPORTUNITY TO PURCHASE ON NIGHTINGALE ROAD
- TWO RECEPTION ROOMS & CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- LINK DETACHED DOUBLE GARAGE
- IN NEED OF MODERNISATION
- CONSIDERED ONE OF RICKMANSWORTH PREMIER ROADS
- FOUR BEDROOMS & TWO BATHROOMS
- CLOAKROOM & STUDY AREA
- OFF-STREET PARKING
- NO ONWARD CHAIN / EPC RATING : E

An attractive four-bedroom family home just a short walk from Rickmansworth station and town centre. This desirable detached property offers well balanced accommodation in a highly sought after location on Nightingale Road and offers great potential, as it would benefit from some modernisation. It comes with no onward chain.

To the ground floor the large and welcoming entrance hall leads into an open plan dining area. The spacious sitting room has a feature fireplace, bay window to the front and doors to the conservatory with a tiled floor and door to the garden. The downstairs cloakroom has an internal window to the utility area.

The kitchen/breakfast room has a range of base and wall units in limed oak effect, one and a half bowl sink with views to the garden, gas hob, double electric oven and space for fridge freezer. There is a separate study area with a boiler cupboard and integral door to the double garage with power and light for utility appliances if wished and a glazed door to the rear garden.

To the first floor are four bedrooms (three double) and a family bathroom.

Bedroom one has an en-suite bathroom and a wide range of built in wardrobes, cupboards and bedside units.

On the landing there is a large window, spacious airing cupboard and access to the loft with pull down ladder and light.

To the rear, the garden is mainly laid to lawn with mature shrubs and trees; close boarded fencing to two sides and an attractive brick wall to one side affords privacy. To the front the tarmac drive provides off-street parking and access to the double garage with an electric door. The front garden has mature planting providing screening from the road.



SITUATION

The property is well placed for easy 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.

TENURE

Freehold

COUNCIL

Three Rivers District Council - Tax Band G : £3,664.08

VIEWINGS

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

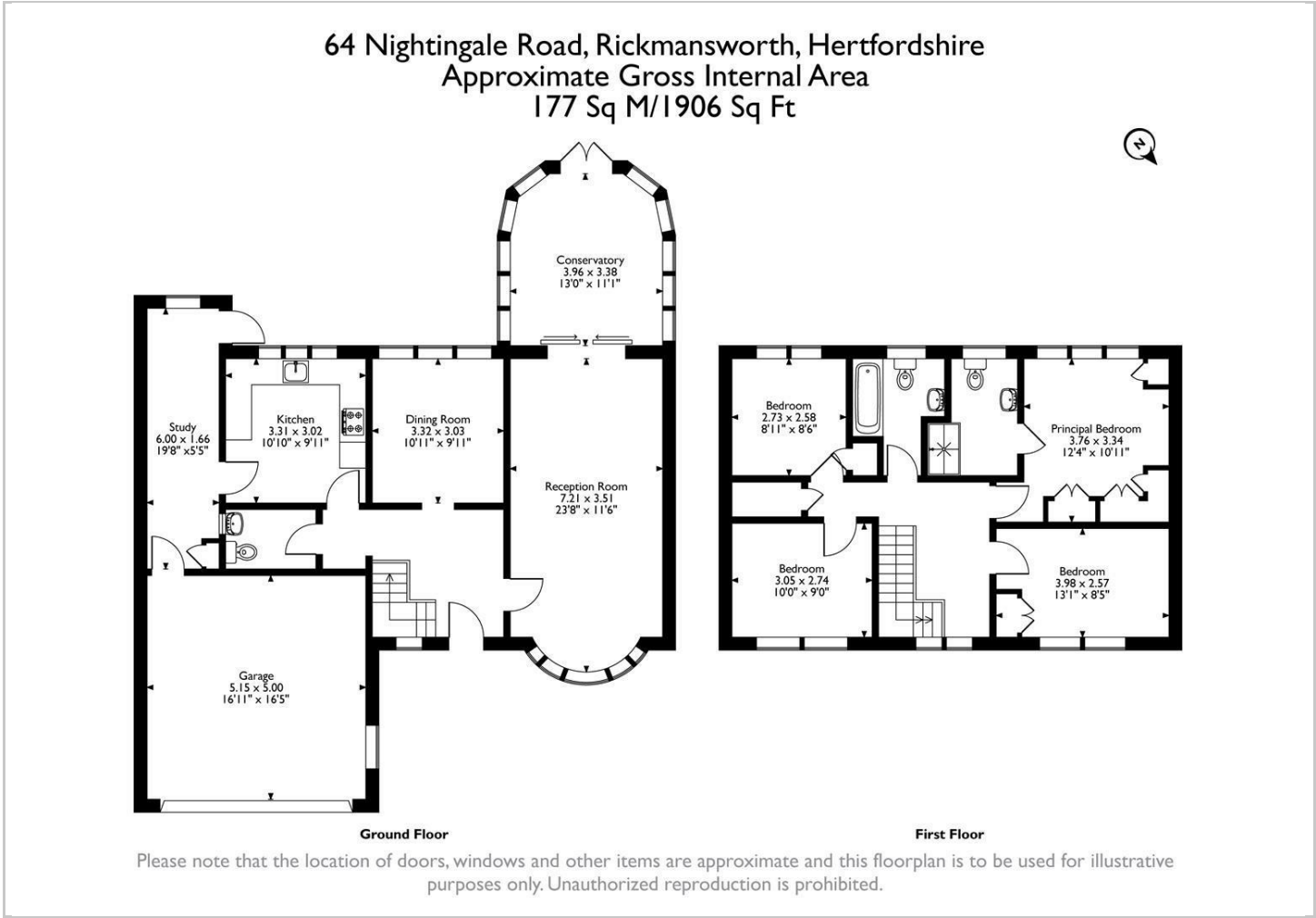
Opening times: Monday to Friday 9:00am to 6:00pm
Saturday 9:00am to 4:00pm.



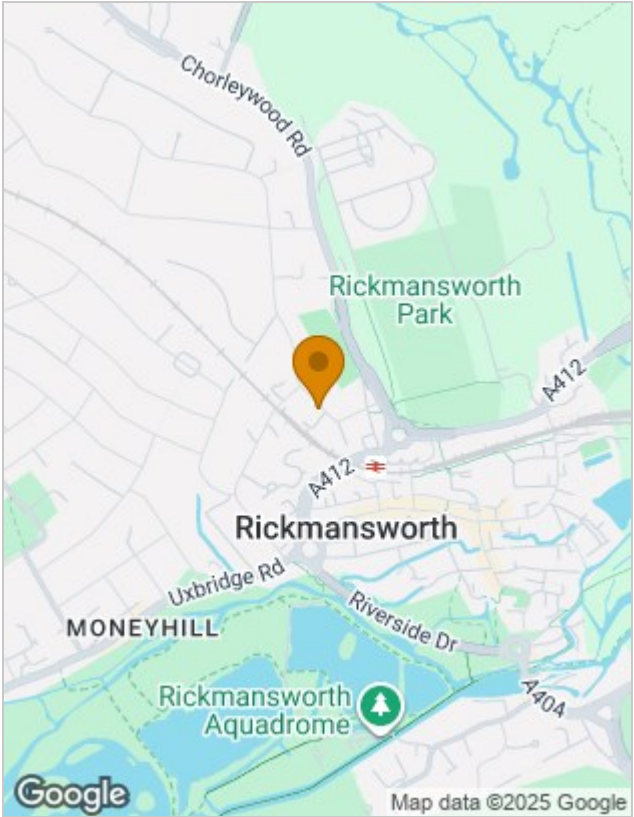




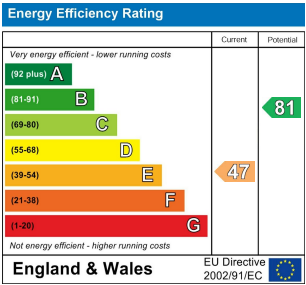
Floor Plans



Location Map



Energy Performance Graph



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.