



JOHN ROBERTS & Co  
estate agents



34 Williamson Way, Rickmansworth, WD3 8GL

Guide Price £749,950



3



2



3



C







# 34 Williamson Way

Rickmansworth, WD3 8GL

- DETACHED PROPERTY
- APPROXIMATELY 1,335 SQ FT
- TWO RECEPTION ROOMS PLUS ORANGERY
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- POTENTIAL TO EXTEND (STPP)
- BEAUTIFULLY PRESENTED
- KITCHEN & UTILITY ROOM
- THREE BEDROOMS
- OFF-STREET PARKING, GARAGE & GARDENS
- EPC RATING: C

This three bedroom detached property is superbly presented throughout and is located within the popular Penn Heights development in Rickmansworth. The property boasts approximately 1,335 Sq Ft, having been extended to the ground floor to create generous living accommodation.

The ground floor briefly comprises; kitchen, sitting room, dining room, orangery, utility room, cloakroom and garage (the rear of the garage has been converted to the utility area).

To the first floor there is a principal bedroom with the benefit of an en-suite shower room, two further bedrooms (one single and one double) and a family bathroom.

At the front of the property there is off street parking for two vehicles, access to the garage and a side gate providing access to the rear garden. The south-easterly facing rear garden is mostly laid to lawn with a patio area adjacent to the property and a summer house.



## 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.

## VIEWINGS:

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

## TENURE:

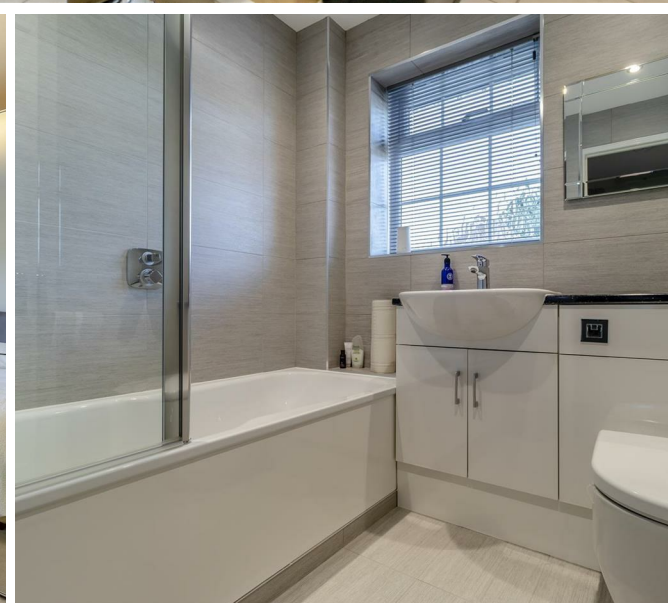
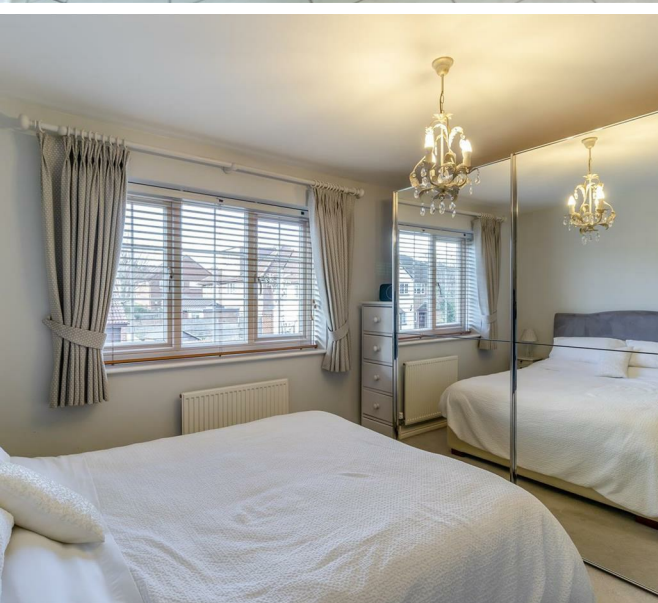
Freehold

## COUNCIL:

Three Rivers DC





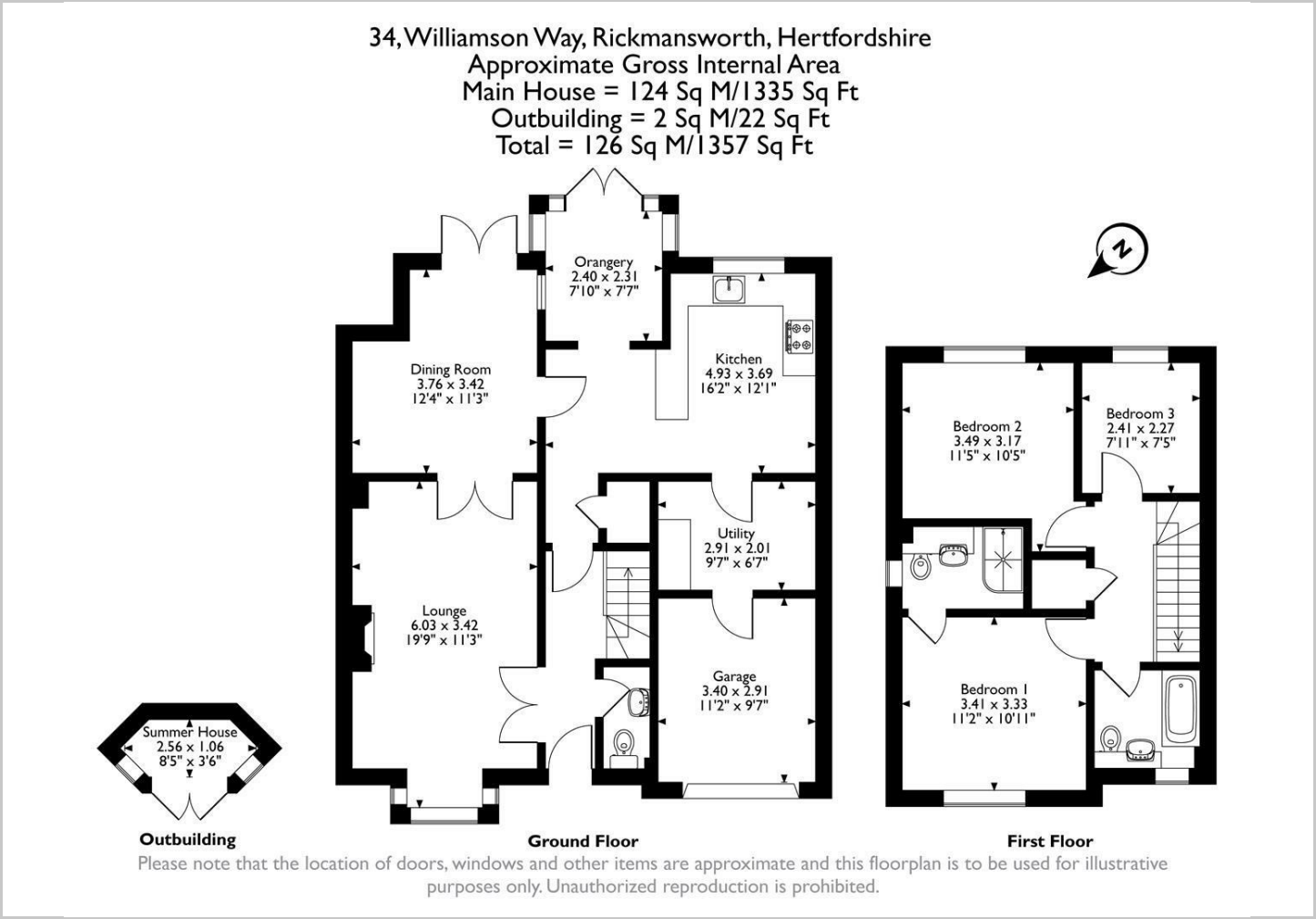








Floor Plans



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.

Location Map



Energy Performance Graph

