



Uxbridge Road, Rickmansworth, WD3 7AP

Guide Price: £775,000 Freehold



The property

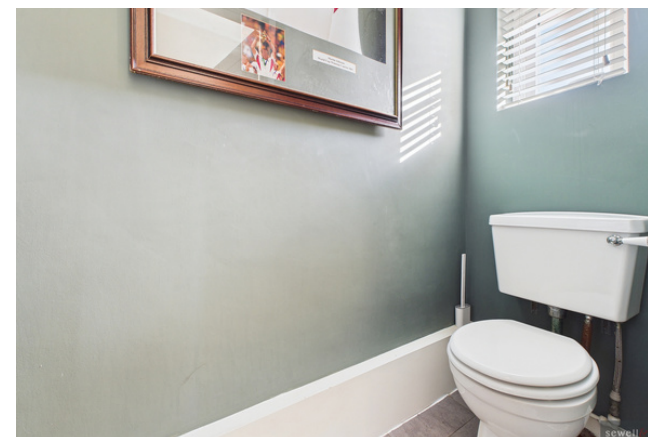
Ideally situated on Uxbridge Road in Rickmansworth, this beautifully presented and thoughtfully extended four-bedroom semi-detached property offers contemporary living at its finest.

The ground floor features a modern, well-appointed kitchen to the front of the home. The rear has been transformed into a superb open-plan living/dining area, perfect for modern family life and entertaining. The bright and stylish living space is a true focal point, boasting a fantastic media wall complete with a fitted flat-screen TV, a cozy log burner, and flooded with light from impressive sky lights. The large dining area is perfectly proportioned to accommodate a table for large gatherings. Beautiful bi-folding doors seamlessly connect the lounge to the rear garden.

The first floor comprises two spacious double bedrooms. The third bedroom is currently utilised as a versatile workout room. A modern and impeccably modern family bathroom completes this floor. Stairs lead to the impressive second-floor loft conversion, which hosts the stunning principal bedroom suite. This spacious sanctuary is complete with a beautiful en-suite shower room and features wide bifolding doors that offer elevated views over the rear garden.

Externally, the rear garden is easily accessed via the lounge bifolding doors. Further adding to the property's appeal is the convenient parking located at the rear of the garden, alongside an allocated garage.

This exceptional property perfectly blends stylish, extended accommodation with a highly desirable location. Early viewing is strongly advised.







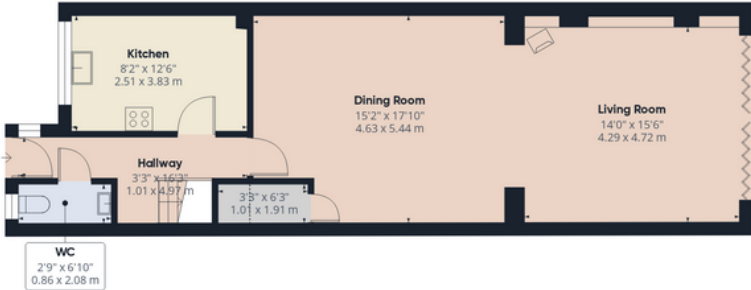
Key Features

- Four bedrooms
- Semi-detached home
- Impressive media wall
- Thoughtfully extended and enhanced
- Log burner
- Allocated parking & garage
- Short walk to Rickmansworth High Street
- 10 minute walk to Rickmansworth Railway Station

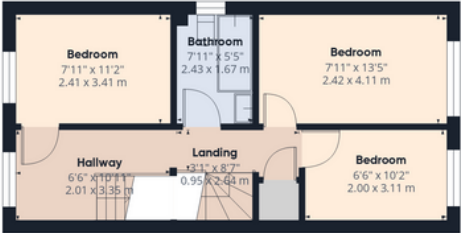




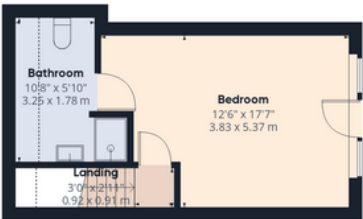
Floorplan



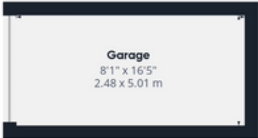
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1547 ft²
143.9 m²
Reduced headroom
23 ft²
2.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360



Boundary





Area Information

Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, children's play area and the popular Café in the Park. There are plenty of leisure facilities within the area including an array of golf courses, health clubs and swimming pools.

There are a multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a Waitrose. Restaurants and gastro pub dining such as The Feathers are available. For further retail therapy, the Watford Harlequin shopping centre is 15 minutes by car.

There are many Good and Outstanding primary, secondary and independent schools in the area such as Arnett Hills JMI, Chorleywood Primary School, Royal Masonic School and Rickmansworth School, making it a desirable area for families.

- 0.5 miles to Rickmansworth Station
- 0.5 miles to Rickmansworth High Street
- Nearest Motorway: 2.1 miles to M25

Local Authority: Three Rivers District Council

Council Tax: E

Approximate floor area: 1547 sq ft

Tenure: Freehold

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.





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