

FREEHOLD



House - Semi-Detached (EPC Rating: D)

RICKMANSWORTH ROAD, WATFORD,
WD18 7JD

£850,000

4 Bedroom House - Semi-Detached located in Watford

This delightful four-bedroom semi-detached family home, a mere 117.4m from Watford Grammar School for Boys, offers thoughtfully arranged accommodation across two floors, featuring an inviting lounge, open-plan kitchen/dining area, study/bedroom, and two bathrooms and benefits from a south-facing garden and driveway parking. Situated a short walk from Watford's Metropolitan line station and the beautiful Cassiobury Park. ** Viewing is highly recommended **

Rickmansworth Road is a charming four-bedroom semi-detached family home boasting spacious living accommodation, a south-facing garden, driveway parking, and excellent proximity to top schools and transport links.

Approach the front driveway which provides off-street parking for two cars, shallow raised beds with trees and mature planting offering privacy, side gate to garden access.

The purpose built pitched-roof porch space offers extra privacy to within. Then from the front door into the light and spacious welcoming entrance hallway which sets the tone for the rest of our property.

To the front aspect, you'll find a large versatile reception which serves as the heart of the home. To the rear the breakfast room leads to the kitchen and the dining room leads to the sitting room with doors opening onto the garden.

A downstairs WC completes the ground floor.

First Floor

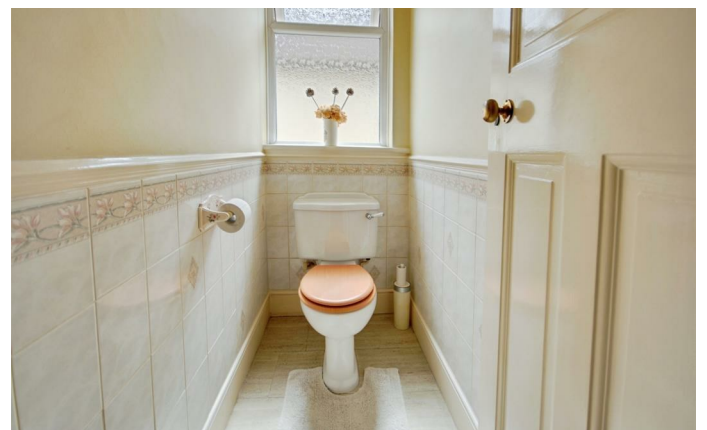
Master bedroom is of front aspect, bay window, carpet to floor, built-in wardrobes and pendant lighting. There are three further bedrooms with the larger rear bedroom boasting a large balcony accessed via bifolding

doors overlooking the attractive grounds.

The family bathroom with full sized white suite, fully tiled to floor and walls, obscured glazed window to side aspect. Separate WC. From the hallway are also two useful additional storage cupboards.

Outside

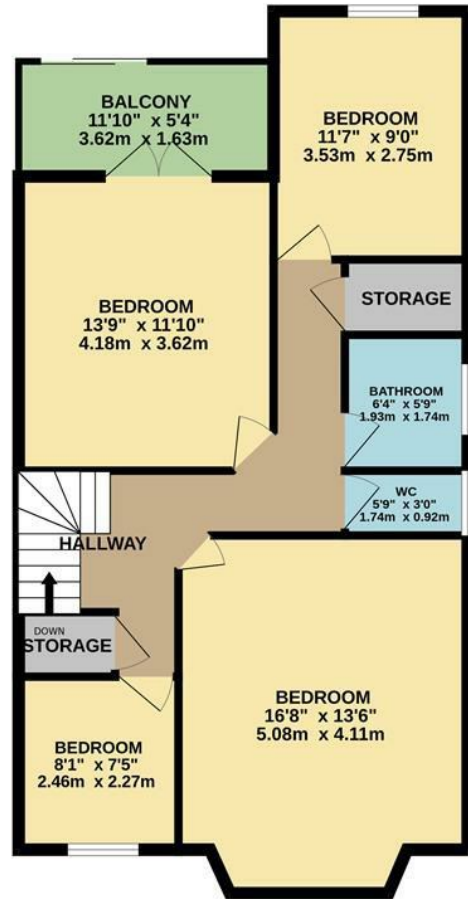
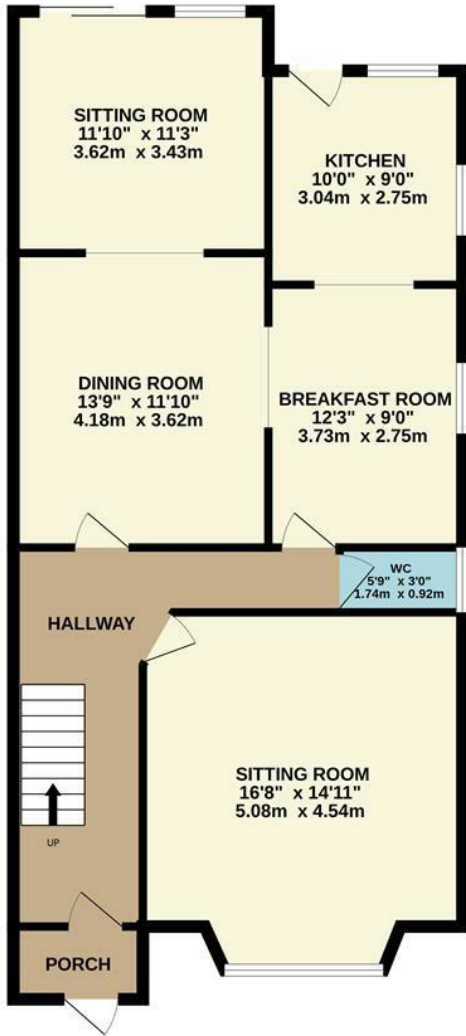
The south-facing garden is an absolute delight with patio and pergola area, then laid to lawn with lots of mature planting and enclosed by by panel fencing and hedgerow.



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GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Council Tax Band F

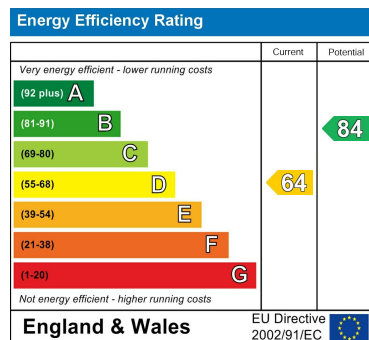
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Energy Performance Graph



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WARREN ANTHONY

