



WELL PRESENTED FIVE BEDROOM TWO BATHROOM FAMILY HOME

The Clump, Rickmansworth, Hertfordshire, WD3 4BQ

ROBSONS

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ENTRANCE HALL • SITTING ROOM • KITCHEN/ BREAKFAST ROOM • DINING ROOM • FAMILY/ RECEPTION ROOM • UTILITY • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH EN-SUITE • FAMILY BATHROOM • IMMACULATE GARDEN • DRIVEWAY • GARAGE • PLOT 0.3 ACRES

Robsons are pleased to showcase this well maintained five bedroom detached home situated in a prestigious location.

The ground floor provides excellent entertaining and living space.

Off the welcoming entrance hall is a double aspect sitting room with a feature fireplace and double doors opening to a bright and airy breakfast room through to the fully fitted kitchen with integrated appliances.

Completing the ground floor is a family room, dining room, utility and guest cloakroom.





To the first floor is a master bedroom with balcony, a dressing room with a superb range of built-in wardrobes and a beautifully appointed en-suite bathroom.

There are four further bedrooms and a generous family bathroom.

The house is approached via a private driveway with an attractive front garden mainly laid to lawn and a double garage.

To the rear there is a garden with patio area which is ideal for entertaining with steps up to a manicured lawn.

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

Additional Information

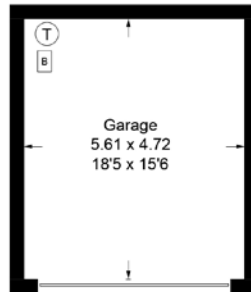
Local Authority: Three Rivers District Council

Council Tax: Band H

Energy Efficiency Rating: Band D

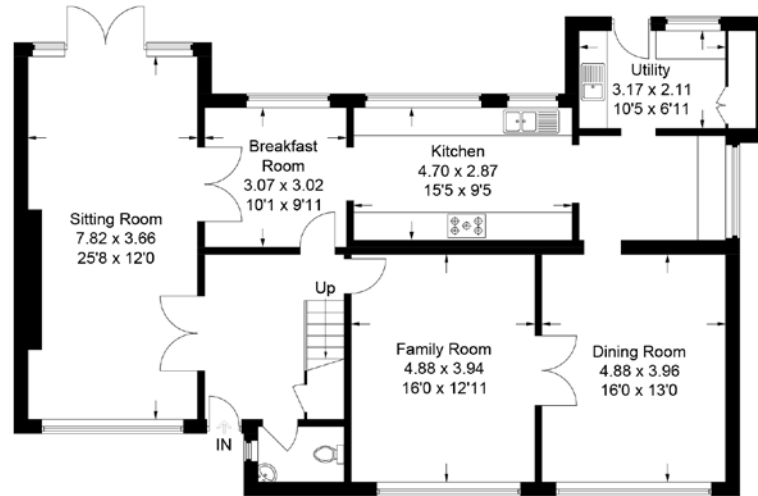


Approximate Gross Internal Area
 Ground Floor = 125.1 sq m / 1346 sq ft
 First Floor = 105.8 sq m / 1139 sq ft
 Garage = 27.0 sq m / 291 sq ft
 Total = 257.9 sq m / 2776 sq ft

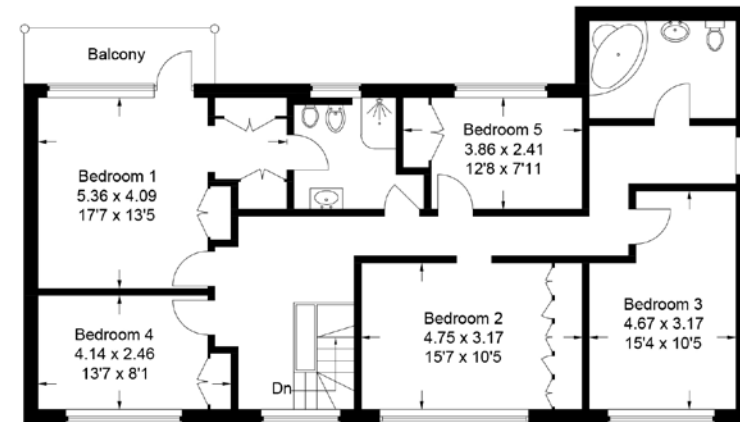


Garage

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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