



**A SPACIOUS & WELL-PRESENTED FIVE BEDROOM, TWO BATHROOM
SEMI-DETACHED FAMILY HOME**

Baldwins Lane, Croxley Green, Rickmansworth, Hertfordshire, WD3 3LQ

ROBSONS

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**THREE RECEPTION ROOMS •
KITCHEN/BREAKFAST ROOM • UTILITY ROOM
• GROUND FLOOR SHOWER ROOM • FIVE
BEDROOMS • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • OFF-STREET
PARKING • GARAGE**

Description

A well-presented five-bedroom, two-bathroom semi-detached family home, offering approximately 1,780 sq ft of well-planned accommodation arranged over two floors. Boasting an attractive rear garden, off-street parking and a garage, this delightful home is ideally located within easy reach of excellent schools, transport links and local amenities.

The property is entered via a welcoming porch leading into the entrance hall. To the front of the house is a bright and airy reception room, enhanced by a large bay window that floods the space with natural light. A separate dining room features French doors opening into the sitting room, which in turn enjoys French doors leading directly onto the rear garden, creating an ideal layout for family living.





The stylish modern kitchen/breakfast room is fitted with an excellent range of wall and base units, complemented by integrated appliances, a central island with breakfast bar and French doors opening onto the patio and garden. Completing the ground floor is a versatile front-aspect living room, with access to a useful utility room and a contemporary shower room.

On the first floor, a generous landing provides access to five well-proportioned bedrooms and a beautifully appointed family bathroom, featuring a freestanding roll-top bath, separate shower enclosure and twin his-and-hers wash basins.

Outside, the attractive rear garden is mainly laid to lawn with mature shrub and flower borders, a paved patio ideal for al fresco dining and a garden shed. To the front, a generous driveway provides off-street parking for multiple vehicles.

Location

The area is exceptionally well served with high achieving state and independent schools and a quality of education that is often an attraction for families relocating here.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: F

Energy Efficiency Rating: TBC

For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 90.8 sq m / 977 sq ft
 First Floor = 74.6 sq m / 803 sq ft
 Total = 165.4 sq m / 1,780 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

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