



JOHN ROBERTS & Co  
estate agents



Oakwood Nightingale Road, Rickmansworth, WD3 7DF

Guide Price £1,100,000





# Oakwood Nightingale Road

Rickmansworth, WD3 7DF

- Elegant period property close to the town centre and station
- Three beautiful reception rooms
- Two spacious bathrooms
- Off street parking for two cars
- No onward chain
- Currently arranged as two flats with scope to create a four bedroom home (STPP)
- Two kitchens and separate utility room
- Wealth of original features
- Attractive mature rear garden
- EPC: D

This attractive Victorian building is currently registered and arranged as two separate flats. Number 10 on the ground floor and Number 10A on the first floor. There is an opportunity to purchase both flats with potential to convert the property back into one spacious family home, offering possibly five or six bedrooms (conversion to one dwelling would be subject to the necessary planning permissions, following completion of the purchase). The property is ideally positioned within easy reach of Rickmansworth Town Centre and the railway station, and retains many original features, including high ceilings, cornicing, picture rails and fireplaces.

Potential:

#### Ground Floor – (Number 10)

On the ground floor, there is a good-sized reception room to the front of the property. A second reception/dining room opens onto the rear garden, and an arched doorway leads through to a further reception area with a fireplace. The kitchen is fitted with a range of cream wall and base units. The hallway provides useful under-stairs storage and there is a separate utility room to the rear of the property, with access to the garden. Hallway leading to a well-presented bathroom with a white suite and shower over the bath. Access to garden.

#### First Floor – (Number 10A)

Upstairs, there are three well-proportioned bedrooms. The main bedroom is positioned at the front and benefits from a bay window and fireplace. An adjoining room could be used as a dressing room, study, en-suite or additional bedroom/nursery. Bedroom two is particularly spacious and includes a wash basin and fitted wardrobes, while bedroom three overlooks the rear garden. The family bathroom features a white suite with shower over the bath and a side window. The current first-floor kitchen offers further potential and could be converted into an additional bedroom or bathroom if required.



#### OUTSIDE

To the front, there is private off-street parking for two vehicles, along with mature hedging and planted flower beds. The rear garden is mostly laid to lawn with borders and hedging providing privacy.

#### SITUATION

This property enjoys 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.

Opening times: Monday to Friday 9:00am to 6:00pm Saturday 9:00am to 4:00pm.

**TENURE**  
Freehold

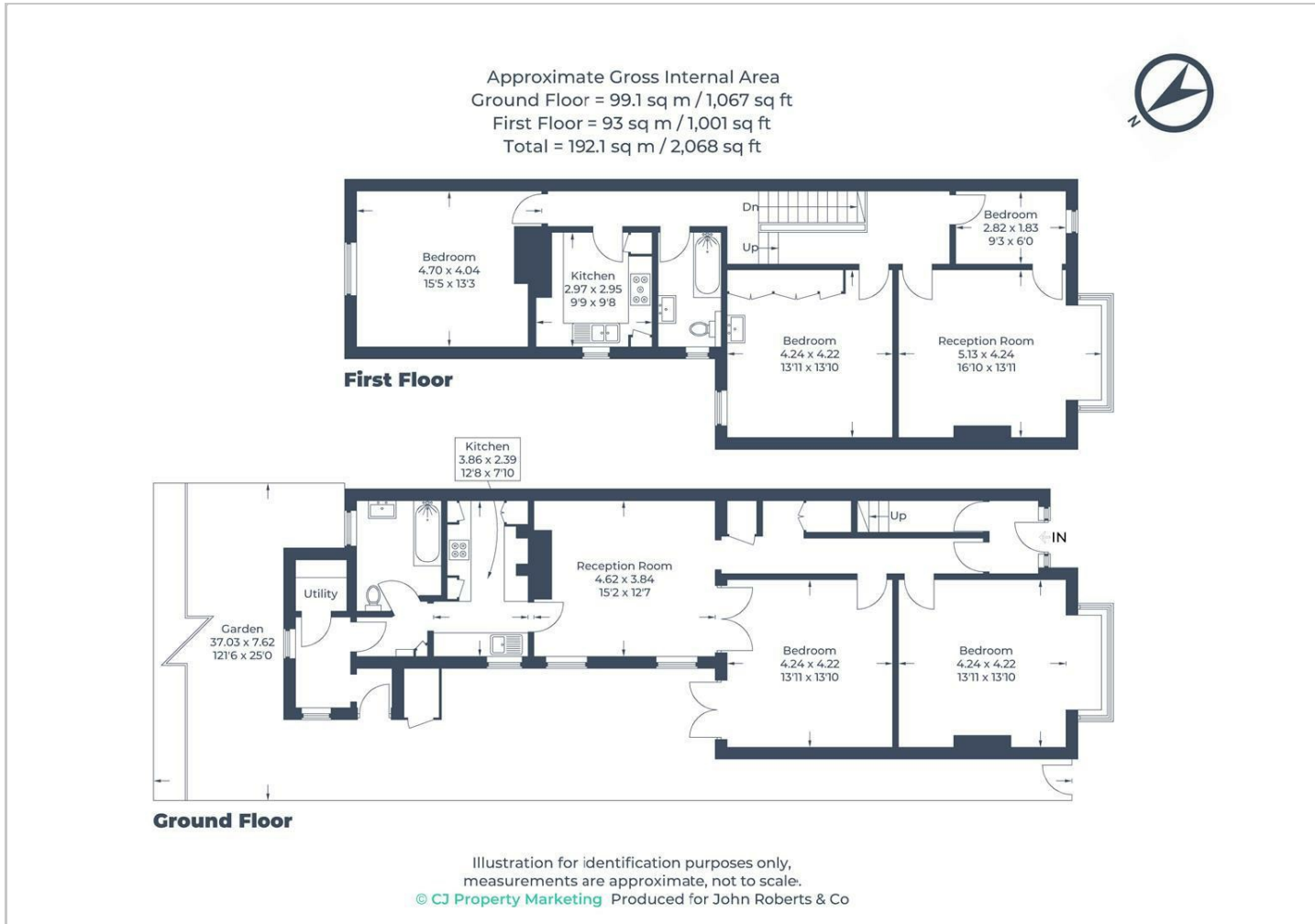
**COUNCIL**  
Three Rivers District Council



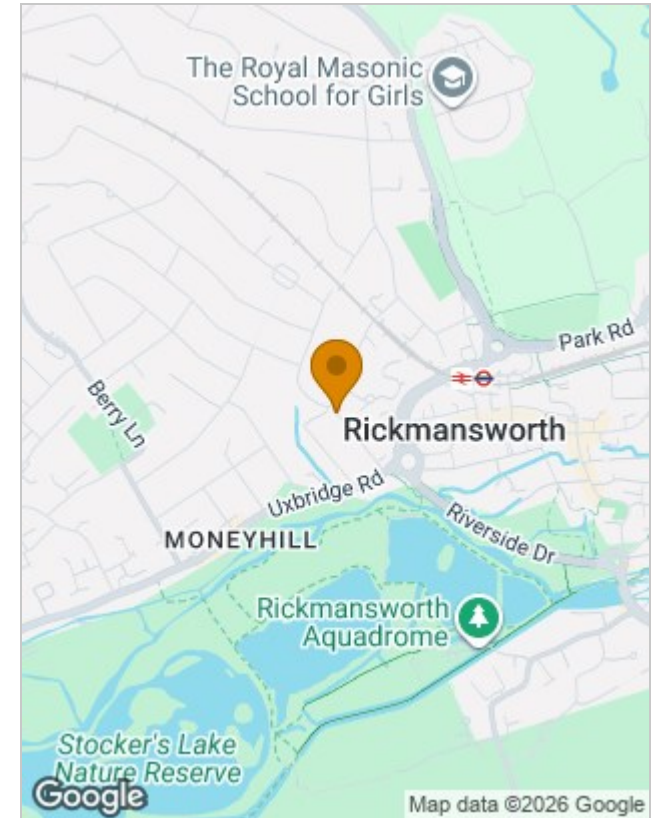




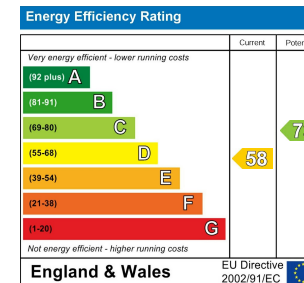
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.