



Plaitford Close, Rickmansworth, WD3 1NJ

Guide Price £940,000 Freehold



# The property

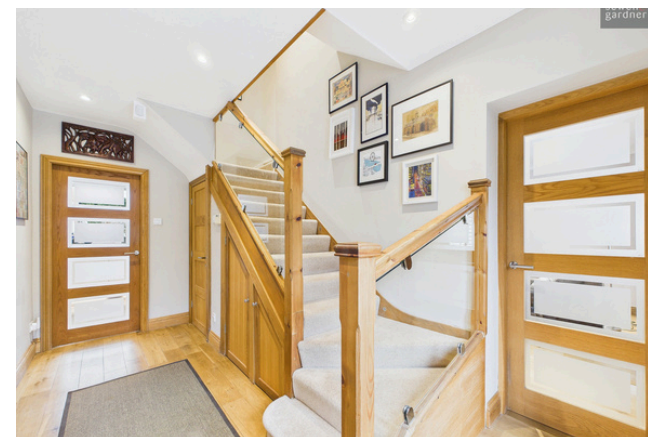
Situated in the peaceful cul-de-sac of Plaitford Close, this four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for family living.

The ground floor offers two beautifully presented reception rooms, one room enhanced by an elegant bay window and the other brightened by a large picture window, both allowing natural light to pour in, creating warm and inviting living spaces. At the heart of the home is a sleek, contemporary, fully integrated kitchen, thoughtfully designed with a dedicated dining area. This impressive space is flooded with natural light from skylights which are electrically operated Velux, making it perfectly suited to both relaxed family living and entertaining guests. A small inner hallway leads to a well-proportioned utility room, while a discreet understairs W/C completes the ground floor accommodation.

Upstairs comprises four well-appointed bedrooms, all benefitting from built-in storage, with two bedrooms featuring Murphy beds for added flexibility. The first floor is served by two stylish bathrooms, positioned either side of the staircase, one bathroom offers a walk-in shower whilst the other offers both a bath and an additional walk-in shower.

Externally, the property boasts a generous and well-maintained rear garden with patio, decking, and lawn. Further benefits include side access and driveway parking.

Ideally located within easy walking distance of St Joan of Arc School and Saint Mary's Church of England Primary School, this property is a prime choice for families seeking convenience and top-tier education options right on their doorstep.







# Key Features

- Peaceful cul-de-sac location
- Four well-appointed bedrooms
- Semi-detached home
- Two reception rooms
- Beautifully presented throughout
- Separate utility room
- Built-in storage to all bedrooms
- Two fully tiled, stylish bathrooms
- Generous rear garden with patio and decking
- Driveway parking with side access



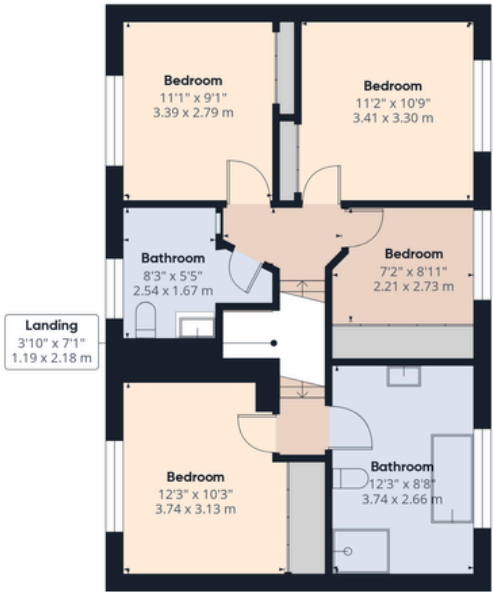




# Floorplan



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1525 ft<sup>2</sup>  
141.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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





# Boundary









# Area Information

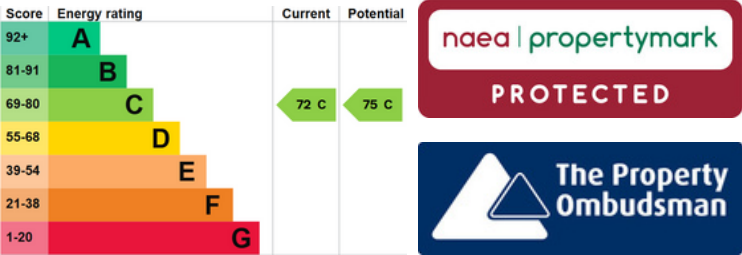
Rickmansworth has plenty of countryside nearby for walks and cycling but is also close enough to London to offer residents the chance of the hustle and bustle of the big city. One of Rickmansworth's most popular destinations is the 41 hectares of Local Nature Reserve the Aquadrome, with Lakes, woodland, 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 multitude of local shops in Rickmansworth including smaller boutiques and larger High Street chains such as Marks & Spencer, WHSmiths, Boots and a large Waitrose. Restaurants are available as well as gastro pub dining including the Feathers which will offer a more traditional menu. For further retail therapy, the Watford Intu shopping centre is 15 minutes by car.

- 0.7 miles to Rickmansworth Station
- 1 mile to Rickmansworth High Street
- Nearest Motorway: 2.3 miles to M25

Local Authority: Three Rivers District Council  
Council Tax: F  
Approximate floor area: 1525 sq ft  
Tenure: Freehold

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