



Plaiford Close, Rickmansworth, WD3 1NJ

Guide Price £940,000 Freehold



# The property

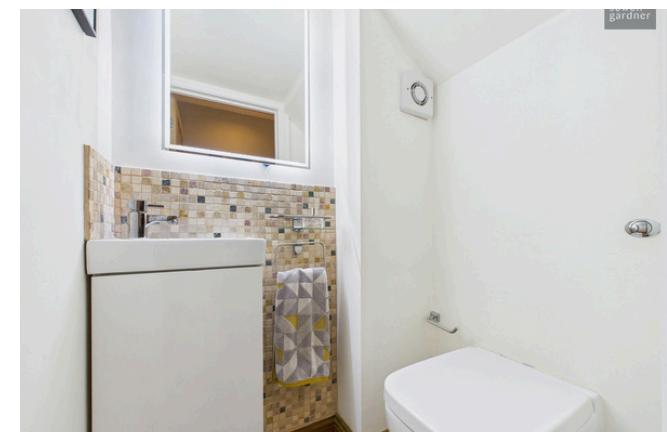
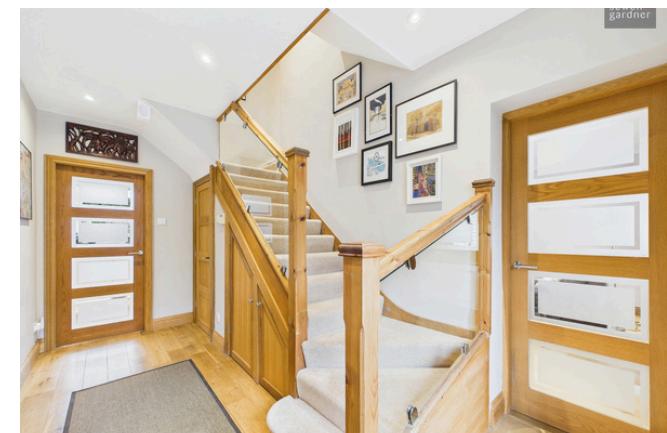
Situated in the peaceful cul-de-sac of Plaitford Close, this four-bedroom semi-detached home offers spacious and versatile accommodation, ideal for family living.

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

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# Floorplan





# 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.



Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £150.00 per transaction; The Partnership, EMW Law, Hanney Dawkins & Jones, Archer Rusby Solicitors LLP, Woodward Surveyors Trend & Thomas Surveyors. For financial services we recommend Severn Financial and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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