



AN IMPRESSIVE FOUR/FIVE BEDROOM, THREE BATHROOM SEMI-DETACHED & EXTENDED FAMILY HOME

Baldwins Lane, Rickmansworth, Hertfordshire, WD3 3LJ



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**SITTING ROOM • LIVING ROOM •
KITCHEN/DINING ROOM •
ANNEXE/BEDROOM FIVE • UTILITY ROOM •
GUEST SHOWER ROOM • PRINCIPAL
BEDROOM WITH EN-SUITE • THREE FURTHER
BEDROOMS • FAMILY BATHROOM • REAR
GARDEN & OFF-STREET PARKING**

Description

An impressive four/five-bedroom, three-bathroom semi-detached and extended family home offering 1,877 sq ft of comfortable accommodation arranged over three floors. The property enjoys an attractive and generous rear garden and a driveway providing off-street parking, and is conveniently located within easy reach of local amenities, transport links and well-regarded schools.

The welcoming and spacious entrance hallway leads to a front-aspect sitting room featuring a beautiful fireplace, creating a warm and inviting space to relax. Also on the ground floor is an annexe with a small self contained kitchenette/bedroom five.





To the rear of the property is a stunning open-plan kitchen and dining area with a high ceiling and skylights that flood the room with natural light. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with a good selection of units, integrated appliances, and a central kitchen island, and flows effortlessly into a comfortable living area. Just off the kitchen is a practical utility room and larder, while a guest shower room completes the ground floor accommodation.

The first floor comprises three well-appointed bedrooms and a modern family bathroom. Occupying the second floor, the spacious principal bedroom benefits from an en-suite shower area and access to useful eaves storage.

Outside, the generous rear garden is mainly laid to lawn with mature trees and shrubs, along with a patio area ideal for outdoor dining and entertaining and two sheds. To the front, a driveway provides off-street parking.

Location

The area is well served for good quality private and state schools for all ages.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax Band: E

Energy Efficiency Rating: C

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



Approximate Gross Internal Area
 Ground Floor = 92.9 sq m / 1,000 sq ft
 First Floor = 46.6 sq m / 501 sq ft
 Second Floor = 34.9 sq m / 376 sq ft
 Total = 174.4 sq m / 1,877 sq ft
 (Including Eaves Storage)



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