



JOHN ROBERTS & Co
estate agents



8 Cedars Avenue, Rickmansworth, WD3 7AN

Guide Price £1,265,000



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8 Cedars Avenue

Rickmansworth, WD3 7AN

- OUTSTANDING FOUR BEDROOM PERIOD FAMILY HOME BOASTING IN APPROX 2,359 SQ FT
- STUNNING OPEN PLAN KITCHEN/DINING/FAMILY ROOM/PLAYROOM
- FOUR DOUBLE BEDROOMS, (TWO EN-SUITE)
- CHARMING REAR GARDEN WITH MATURE HEDGING FOR PRIVACY
- OFF STREET PARKING FOR TWO CARS AND CHARGING POINT
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO TOWN CENTRE AND STATION
- ELEGANT SITTING ROOM WITH FEATURE FIREPLACE & BAY WINDOW
- BEAUTIFUL FAMILY BATHROOM
- IMPRESSIVE GARDEN STUDIO WITH HEATING AND AIR CONDITIONING
- EPC :

An outstanding four-bedroom semi-detached period home in a highly sought-after location close to Rickmansworth town centre and station. Built in 1917, this beautifully presented family home has been thoughtfully extended by the current owners to create an impressive and deceptively spacious property extending to approx 2,359 sq ft.

A welcoming entrance hall features a stylish cloakroom and striking original stained-glass double doors opening into an elegant reception room. Throughout the home, character features blend seamlessly with contemporary design to create exceptional family living space.

The ground floor offers an abundance of flexible open-plan accommodation, centred around a superb kitchen/breakfast/dining/family room and an additional playroom. Features include original stripped wooden doors, skylights, slate flooring with underfloor heating, and a contemporary freestanding wood-burning stove. The beautifully appointed kitchen is fitted with a large Rangemaster cooker and provides excellent space for cooking and entertaining around the central island. A separate utility room offers direct access to the garden.

Carpeted stairs lead to the first floor, where a large skylight fills the landing with natural light. The spacious principal bedroom benefits from a dressing area and a contemporary en-suite bathroom. There are two further generous double bedrooms, one with an en-suite shower room and both feature extensive built-in wardrobes. A fourth bedroom currently used as a small double, provides additional accommodation. The family bathroom is beautifully presented with a modern white suite.

Outside, the rear garden is predominantly laid to lawn with high hedging affording privacy and a patio area perfect for outdoor dining. At the end of the garden a superb garden studio with heating and air conditioning provides a perfect home office or gym.

To the front, the property benefits from off-street parking for two vehicles and an electric vehicle charging point.



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 Band F: £3491.95 (2026/2027)



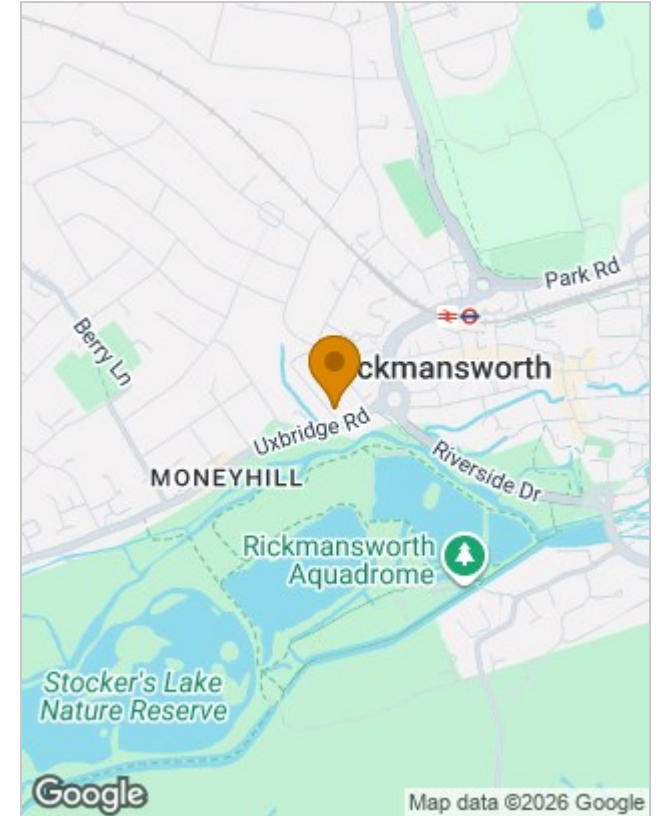




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.