



**A SPACIOUS FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME IN THE HEART OF THE CEDARS ESTATE**

Hill Rise, Rickmansworth, Hertfordshire, WD3 7NY

**ROBSONS**

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**TWO RECEPTION ROOMS • OFFICE •  
CONSERVATORY • KITCHEN • DOWNSTAIRS  
WC • PRINCIPAL BEDROOM WITH AN  
EN-SUITE • THREE FURTHER BEDROOMS •  
FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN • OFF-STREET PARKING & INTEGRAL  
GARAGE**

### Description

Nestled in the sought-after Cedars Estate, this extended four-bedroom, two-bathroom detached family home offers over 2,060 sq. ft. of versatile living space, complemented by an attractive private garden, an integral garage, and off-street parking.

Upon entering, a light-filled hallway leads to a front-aspect reception room, a dedicated office, and a second reception room featuring a French door that opens into a charming conservatory with direct access to the garden. The spacious kitchen is well-appointed with ample fitted units, integrated appliances, and a breakfast bar. Additionally, there is a guest WC and convenient access to both the integral garage and the garden.





Upstairs, the principal bedroom boasts an en-suite shower room, while three further well-proportioned bedrooms share a family bathroom and an additional WC.

Externally, the beautifully maintained rear garden offers a tranquil retreat, laid to lawn and bordered by mature shrubs and flowerbeds. To the front, there is an integral garage, off-street parking, and a well-kept garden enhancing the home's kerb appeal.

### **Location**

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and major supermarkets. The Metropolitan and Chiltern line train services connect you to London Baker Street, Marylebone Station and beyond. The M25 motorway is available at both junction 17 and 18, connecting you to the national motorway network. Major London airports are also within reach. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual from rugby, cricket, football, tennis, horse riding and golf. Rickmansworth Aquadrome is an ideal setting for walks, sailing, fishing and water skiing.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers District Council

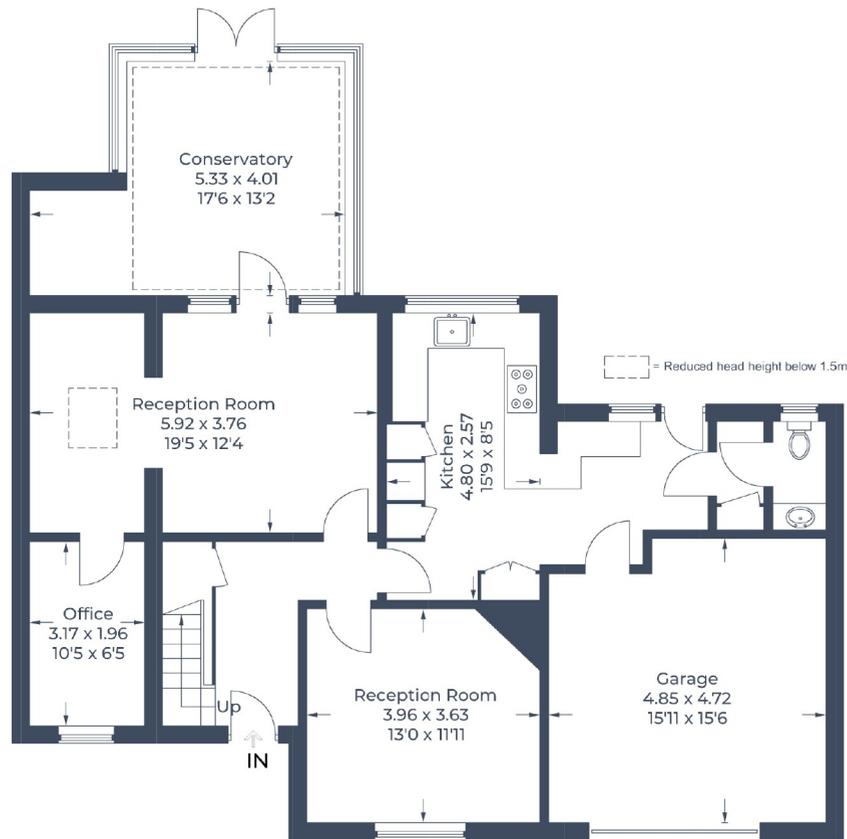
Council Tax Band: F

Energy Efficiency Rating: D

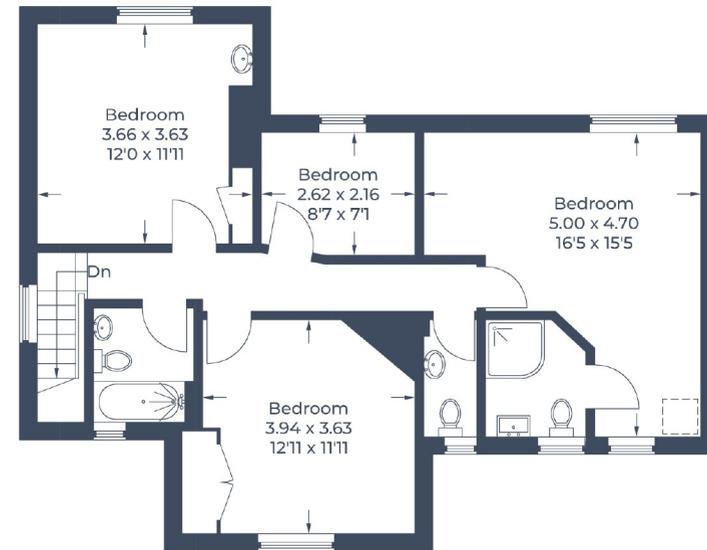
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 777762.



Approximate Gross Internal Area (Including Garage)  
Ground Floor = 120.5 sq m / 1,297 sq ft  
First Floor = 71.1 sq m / 765 sq ft  
Total = 191.6 sq m / 2,062 sq ft



**Ground Floor**



**First Floor**

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

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