



Beacon Way, Rickmansworth, WD3

£1,379,950 Freehold

24' SITTING ROOM • DINING ROOM • MODERN L-SHAPED KITCHEN • UTILITY ROOM, STUDY/GYM & FAMILY ROOM • FOUR BEDROOMS • DRESSING AREA, TWO EN-SUITE SHOWER ROOMS & A FAMILY BATHROOM • GUEST W.C. • LARGE REAR GARDEN WITH 24' SWIMMING POOL • PRIVATE DRIVEWAY WITH SPACE FOR SEVERAL CARS

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A distinguished FOUR BEDROOM DETACHED FAMILY HOME situated in the popular Cedars Estate.

Upon entry, the grandeur of this residence is immediately evident. The spacious 24' sitting room, with its elegant proportions and abundant natural light, sets the tone for the rest of this remarkable home. The modern L-shaped kitchen boasts sleek finishes and top-of-the-line appliances, making it a chef's dream come true.

Complementing the main living areas, this property features a utility room, study/gym, and a welcoming family/T.V. room – providing versatile spaces to accommodate various lifestyle needs. Upstairs, four generously-sized bedrooms await, offering peaceful retreats for rest and relaxation.

The two en-suite shower rooms and a family bathroom are beautifully appointed, ensuring both convenience and luxury and bedroom one additionally benefits from a dressing room area. A guest W.C. adds a touch of practicality to this exquisite home, catering to residents and visitors alike.

Outside, the property unfolds onto a large rear garden with a 24' x 12' filtered swimming pool, offering a tranquil sanctuary amidst the hustle and bustle of modern life. The private driveway, with space for several cars, provides ample parking, ensuring convenience and accessibility.

Situated on the popular Cedars Estate, approximately one mile North West of Rickmansworth Metropolitan/Chiltern station and Town Centre in this sought after residential, tree lined road. The M25 is reached via a drive to Junctions 17 or 18. There is a choice of good local schooling. The Aquadrome and surrounding areas provide leisure facilities for the golfer, equestrian and water skier.

Nearest Station: 0.9 miles - Rickmansworth Station

Council Tax band: G

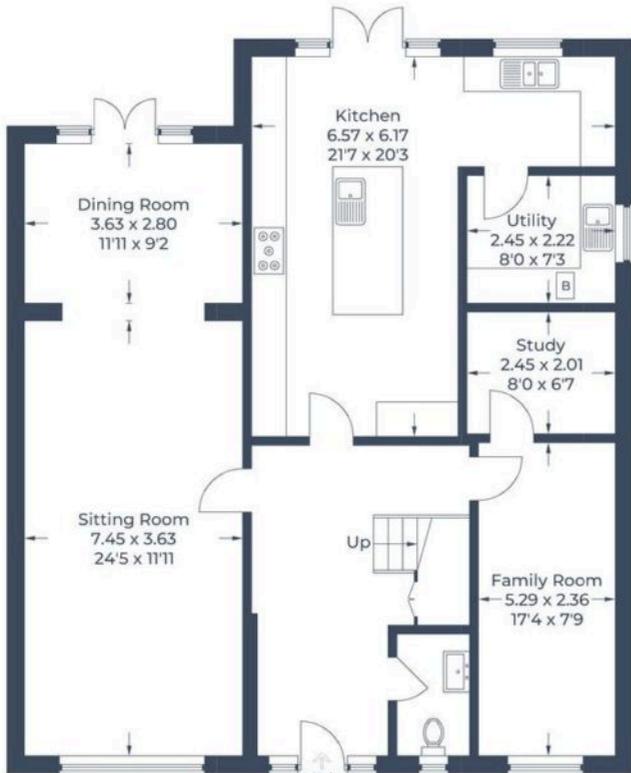
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

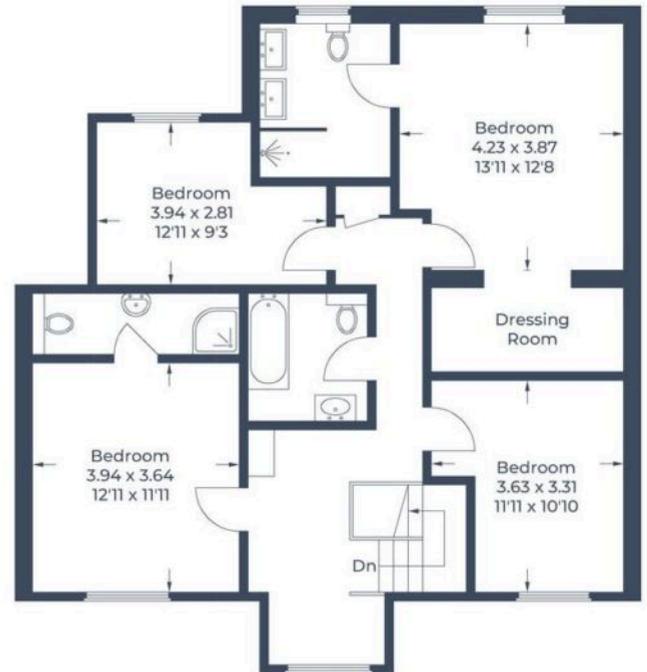




Approximate Gross Internal Area
 Ground Floor = 116.9 sq m / 1,258 sq ft
 First Floor = 92.1 sq m / 991 sq ft
 Total = 209.0 sq m / 2,249 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.