



JOHN ROBERTS & Co  
estate agents



34 Cedars Avenue, Rickmansworth, WD3 7AN

Guide Price £1,495,000





# 34 Cedars Avenue

Rickmansworth, WD3 7AN

- APPROXIMATELY 3,573 SQ FT
- FOUR RECEPTION ROOMS
- THREE BATHROOMS
- OFF STREET PARKING & GARAGE
- RICKMANSWORTH TOWN CENTRE LOCATION
- FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- CAR CHARGING POINT
- RE-FURBISHED TO A HIGH SPECIFICATION
- EPC RATING: C

A wonderful five bedroom detached period property, situated in one of the most sought after roads, close to Rickmansworth Town Centre and Railway Station. The property sits on a bold corner plot and has been extended by the current owners, boasting approximately 3,573 Square Ft.

To the ground floor there is an abundance of flexible living accommodation to include a kitchen / breakfast room, sitting room, dining room, living room and a study. All rooms are generous in size and benefit from superb features to include, polished concrete flooring, double sided wood burning stove, second wood burning stove, sky lights and bay windows. The newly fitted kitchen is superbly appointed and provides a wealth of space for cooking and entertaining.

The first floor boasts a stunning principal bedroom with a dressing room and a magnificent en-suite bathroom. There is a guest bedroom with en-suite shower room and two further double bedrooms. There is a staircase that leads to bedroom five and attic space.

There is potential to add a garage, boot room and utility room adjacent to the kitchen. (Plans available on request / STPP).

There is off street parking with an electric charging point adjacent to the property. The garage is accessed from the unmade road to the side. The rear garden is mostly laid to lawn with a patio area accessed from the sitting room and dining room.



## 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:

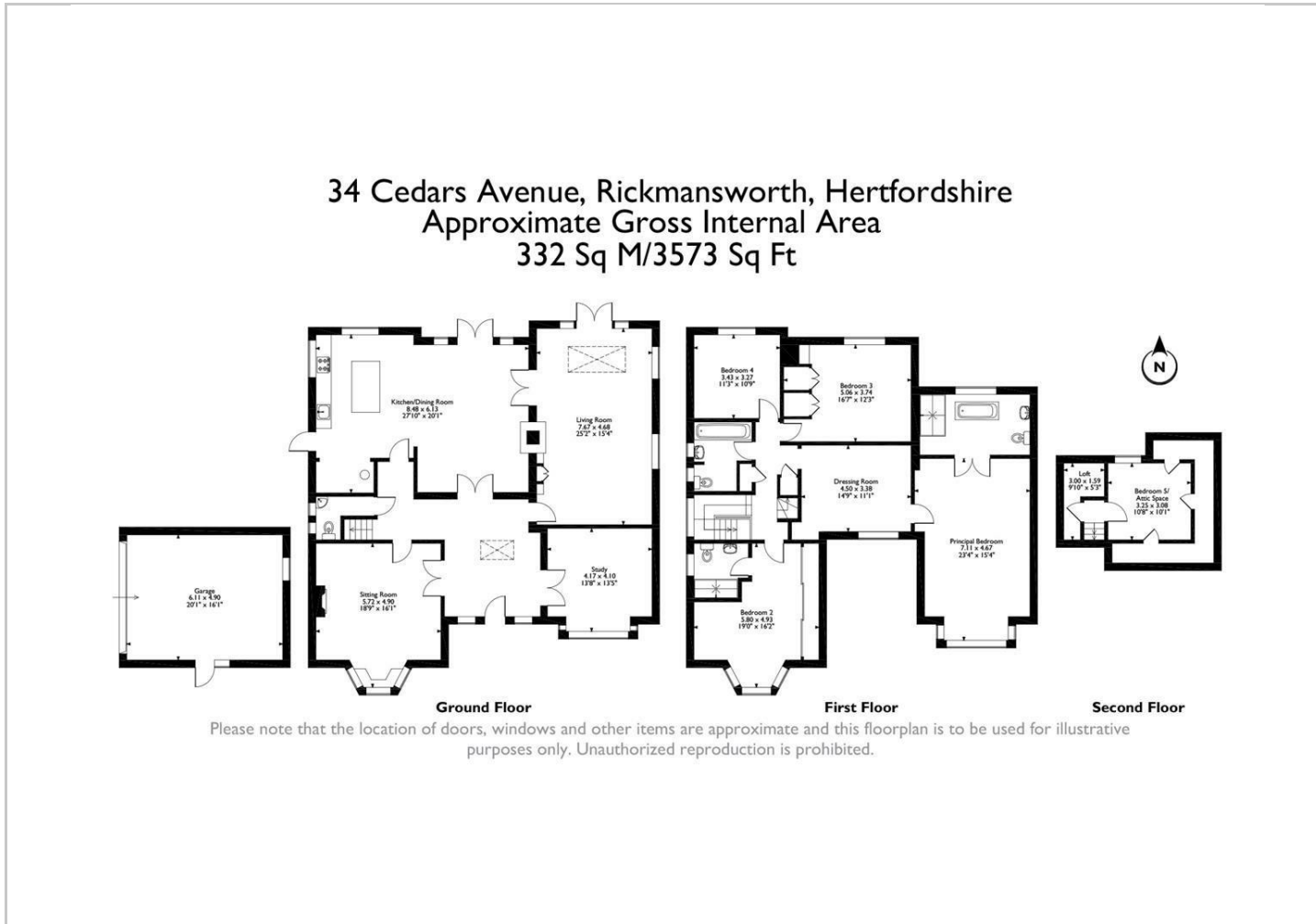
Three Rivers DC







## Floor Plans



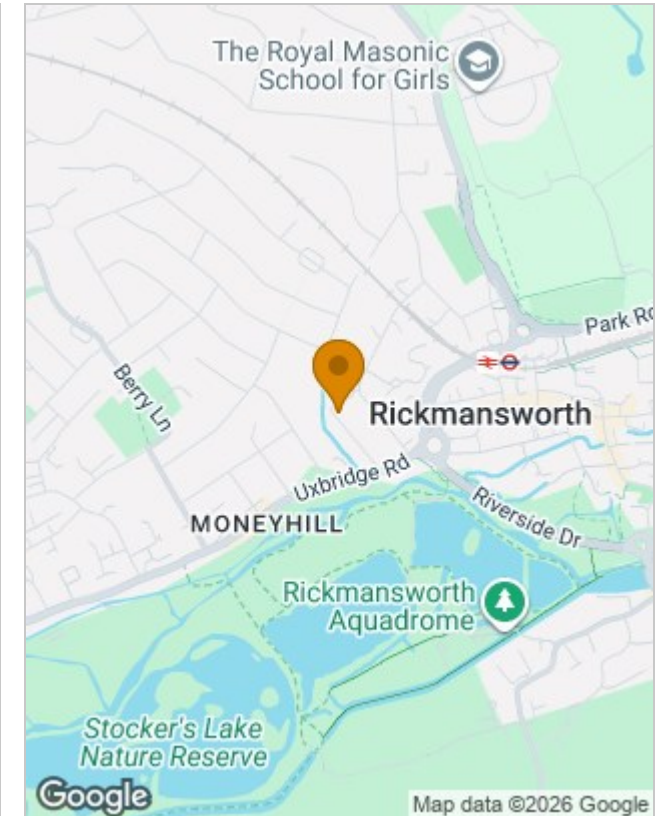
## Viewings

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.

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## Location Map



## Energy Performance Graph

