



**WELL PRESENTED AND MODERN THREE BEDROOM FAMILY HOME**

Horwood Close, Rickmansworth, Hertfordshire, WD3 8RS

**ROBSONS**

## OPEN PLAN KITCHEN/RECEPTION ROOM

- MODERN KITCHEN • CONSERVATORY
- STUDY/GROUND FLOOR BEDROOM •
- GUEST CLOAKROOM • THREE ADDITIONAL BEDROOMS • FAMILY BATHROOM • CUL-DE-SAC LOCATION • OWN DRIVEWAY • REAR GARDEN • POTENTIAL TO EXTEND (STPP)

Robsons are pleased to showcase this superb three bedroom family home situated in a cul-de-sac location in the popular Penn Heights development.

The entrance porch has a coats cupboard and leads into the stunning open plan kitchen/reception room. The beautiful modern kitchen has ample gloss units, quartz work surfaces and integrated appliances, to include a Quooker boiling water tap, Insinkerator waste disposal unit, Neff double oven, ceramic hob and extractor fan. There is also a generously sized centre island with storage, wine fridge and a breakfast bar.

The sizeable reception area has plenty of space for sofas and has sliding doors leading to the bright conservatory, which has French doors opening to the patio and a clear roof.

The ground floor is completed by a study/ground floor bedroom with fitted storage and a guest cloakroom. To the first floor are three good sized bedrooms and a modern bathroom with a shower cubicle as well as a bath.





The driveway provides off street parking and is situated beside a well maintained front garden. There is a storage cupboard together with side access to the rear garden, which is mainly laid to lawn with a patio adjacent to the property and another patio to the rear.

This lovely bright and airy property has many additional features, such as engineered oak flooring in the kitchen/reception room, ceramin tiled flooring in the bathroom and cloakroom and Karndean flooring throughout the rest of the house. There is also underfloor heating in the bathroom and the study/ground floor bedroom and a part boarded loft space with a light. The property has the potential to further extend (STPP).

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. The M25 motorway is available at both junction 17 and 18. 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.

Tenure: Freehold

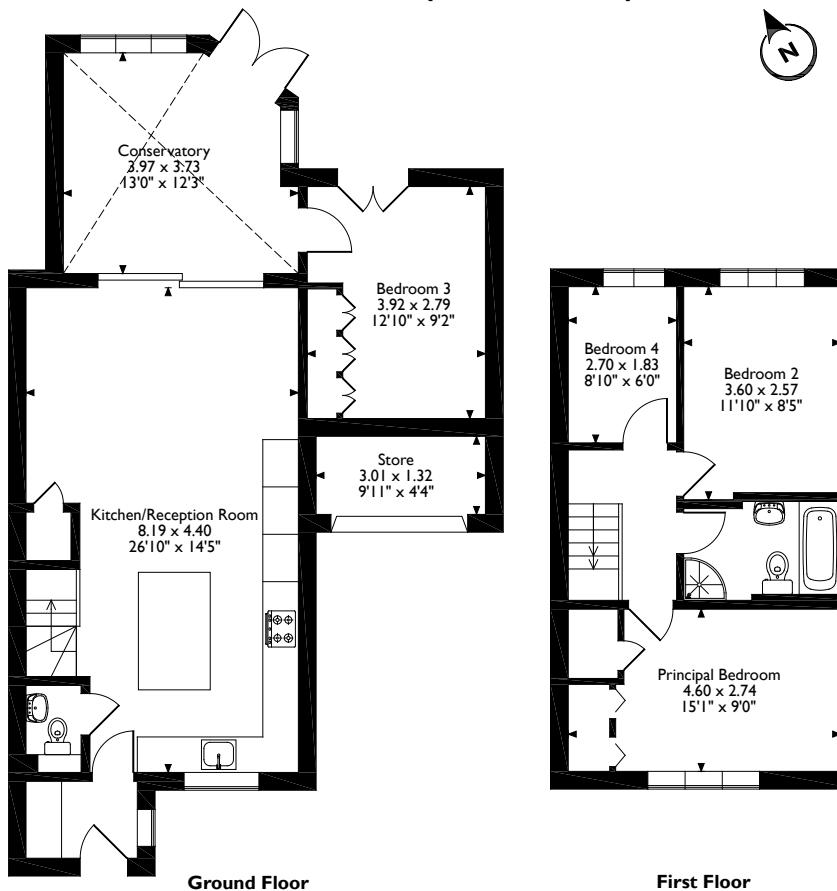
Local Authority: Three Rivers District Council

Council Tax: Band E

Energy Efficiency Rating: Band C



Horwood Close, Rickmansworth  
 Approximate Gross Internal Area  
 Main House = 105 Sq M/1130 Sq Ft  
 Outside Store = 4 Sq M/43 Sq Ft  
 Total = 109 Sq M/1173 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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