



**A WELL MAINTAINED THREE BEDROOM, TWO BATHROOM FAMILY HOME**

Swannells Walk, Rickmansworth, Hertfordshire, WD3 5FH



## A WELL MAINTAINED THREE BEDROOM, TWO BATHROOM FAMILY HOME

- RECEPTION ROOM & KITCHEN
- GUEST WC
- PRINCIPAL BEDROOM WITH ENSUITE
- TWO FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- TWO PARKING SPACES

### Description

A bright and well maintained three-bedroom, two-bathroom family home built in 2016 and ideally positioned close to amenities, transport links and local schools including Shepherd Primary School. The property has been well maintained and offers neutral modern decor throughout.

The ground floor comprises an entrance hallway with stairs to the first floor, three useful store/cloak cupboards and a guest cloakroom. There is a front aspect kitchen featuring ample storage space with integrated appliances and a gas hob and a light and bright, modern reception room with spotlights, wood flooring and French Doors opening out to the garden.





To the first floor there are two well-appointed double bedrooms and a modern family bathroom. The second floor hosts a principal bedroom benefitting from fitted wardrobes a large storage cupboard and a shower room.

Externally, this family home offers a well-presented rear garden that is laid to lawn with a decked area and rear access to the garden. To property also benefits from two parking spaces.

### 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

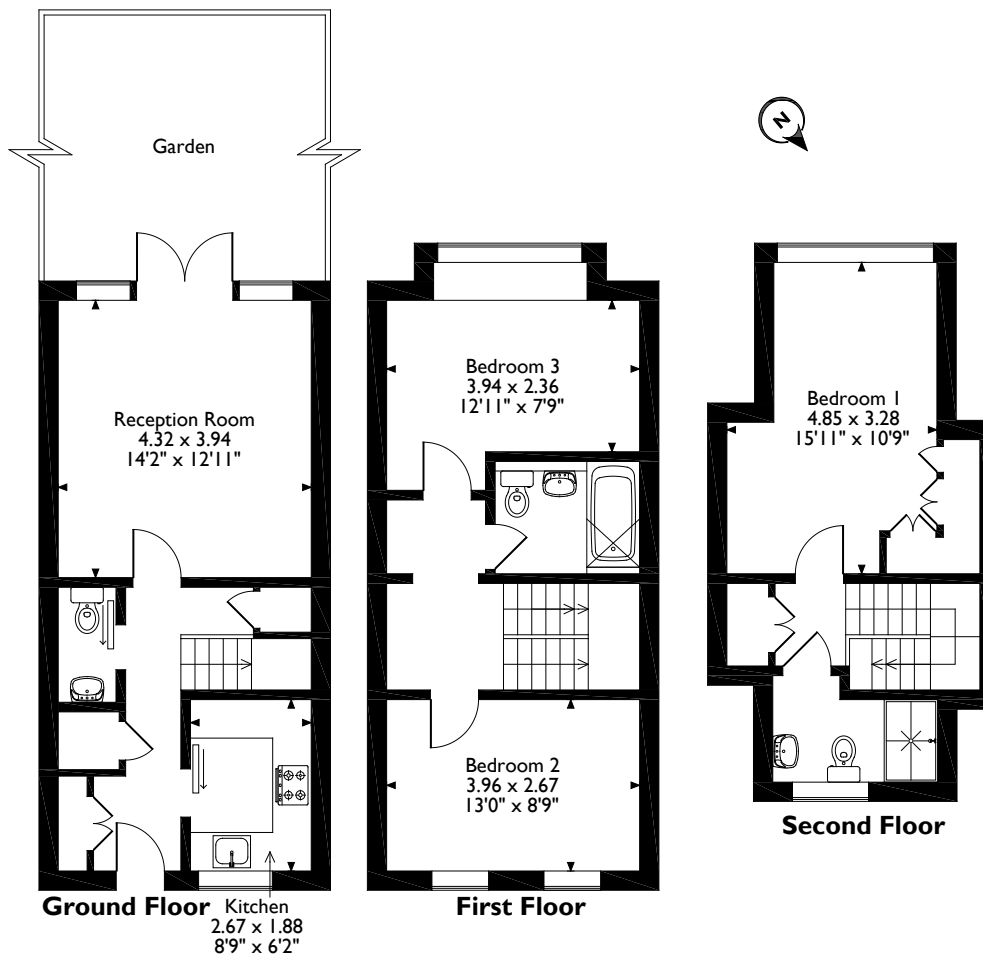
Council Tax: Band D

Energy Efficiency Rating: Band B

Service Charge: £600.00 pa



Swannells Walk, Rickmansworth, Hertfordshire  
Approximate Gross Internal Area  
Main House = 97 Sq M/1045 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.



130 High Street, Rickmansworth, Hertfordshire, WD3 1AB  
Tel: 01923 777762 Rickmansworth@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1