



**A MODERN & BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME**

Orchard Way, Mill End, Rickmansworth, Hertfordshire, WD3 8HZ

**ROBSONS**

# A MODERN & BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME

- RECEPTION ROOM /KITCHEN
- THREE BEDROOMS
- FAMILY SHOWER ROOM
- LOFT ROOM/STUDY
- REAR GARDEN
- OFF-STREET PARKING
- FURTHER SCOPE TO EXTEND (STPP)

## Description

Showcasing stylish and modern interiors throughout, with an attractive rear garden and the added benefit of a loft room/study, is this three-bedroom end of terrace family home with off street parking and further scope to extend (STPP).

The ground floor comprises a porch with an entrance hallway and stairs to the first floor. There is a light and bright modern lounge with tiled flooring, stylish white shutters and spotlights leading to a good-sized kitchen. The well-appointed kitchen offers a range of fitted white and grey units with granite worktops, integrated appliances including a wine cooler, a breakfast bar and a door leading out to the garden. The property also benefits from electric underfloor heating throughout, apart from the bathroom and porch.





To the first floor there are three well-appointed modern bedrooms, and a family shower room. The second floor hosts a loft room with two skylights that can be utilised as a home office or playroom.

Externally, this delightful home offers a well-presented garden laid to lawn with Astroturf with a large patio and a covered decked area to enjoy outside dining and an out building for storage. To the front is a driveway providing off-street parking.

### **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 C

Energy Efficiency Rating: Band D



Approximate Gross Internal Area  
 Lower Ground Floor = 27.2 sq m / 293 sq ft  
 Ground Floor = 38.6 sq m / 415 sq ft  
 First Floor = 35.0 sq m / 377 sq ft  
 Store = 6.9 sq m / 74 sq ft  
 Total = 107.7 sq m / 1,159 sq ft

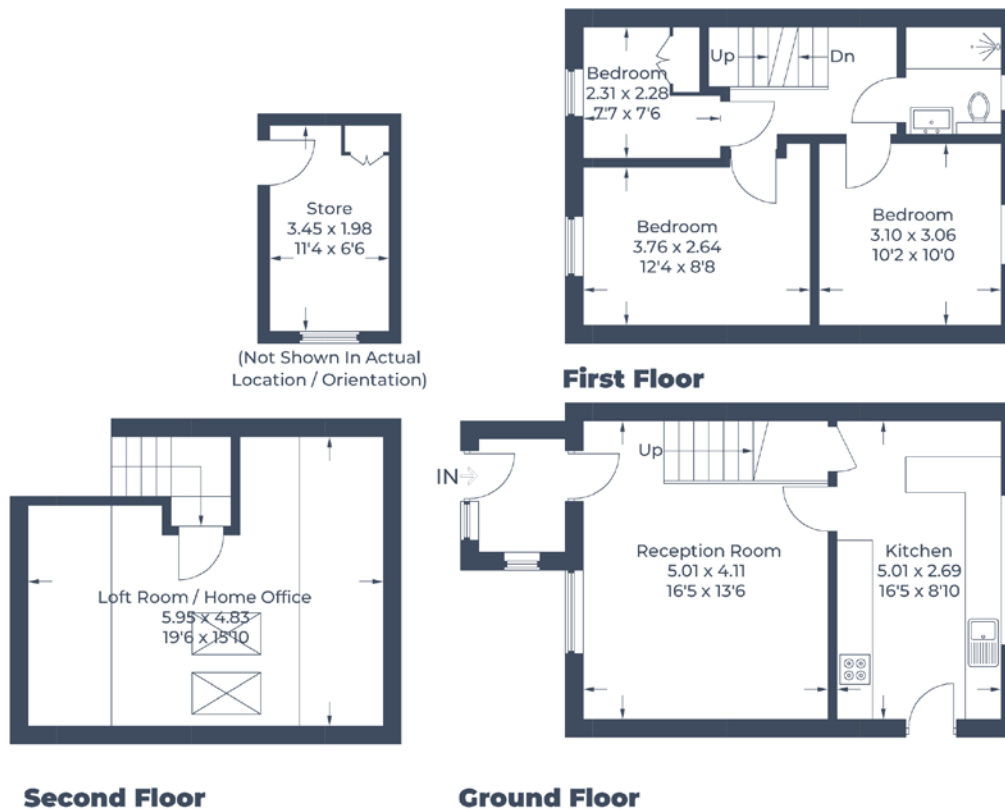


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