



A STUNNING CONTEMPORARY HOME WITH FOUR BEDROOMS & TWO BATHROOMS

Sherfield Avenue, Rickmansworth, Hertfordshire, WD3 1NL



**SITTING ROOM • KITCHEN/DINING ROOM
• UTILITY ROOM • DOWNSTAIRS SHOWER
ROOM • FOUR BEDROOMS • DRESSING
ROOM/PLAYROOM • FAMILY BATHROOM •
ATTRACTIVE REAR GARDEN • HOME OFFICE •
DRIVEWAY & GARAGE**

Description

An extended and beautifully presented, four bedroom, two bathroom, modern and contemporary detached family home in excess of 1,900 sq. ft. offering generously proportioned interiors across two floors. This superb home enjoys a convenient location close to local amenities, schools and excellent transport links.

Upon entering the property, you are greeted by a welcoming hallway with a guest shower room and stairs to the first floor. Off the hallway is an impressive, spacious open-plan kitchen dining room with bi folding doors opening out to the garden, with a separate utility room off the kitchen. The stylish kitchen offers modern fitted units providing ample storage space, integrated appliances, a wine cooler and a breakfast bar, along with a sitting/dining area overlooking the garden. Completing the ground floor is a light-filled sitting room with a feature fireplace with log burner.





To the first floor there are four well-appointed bedrooms with two benefitting from fitted wardrobes, a dressing room/playroom and a family bathroom.

Externally, this remarkable home boasts a beautifully maintained garden that is laid to lawn with flowerbed and tree borders, a patio and a raised decked area to enjoy outside dining and a home office. To the front there is a driveway, a garage, a garden and side access to the rear garden.

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

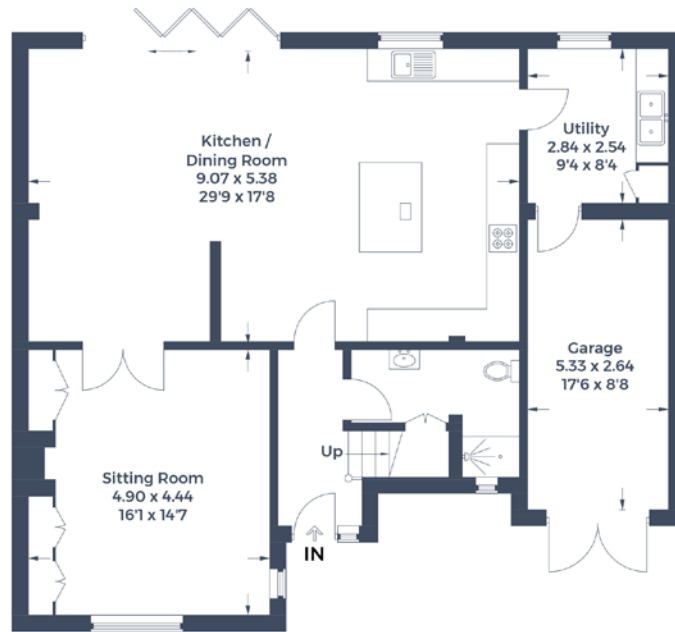
Local Authority: Three Rivers District Council

Council Tax: Band G

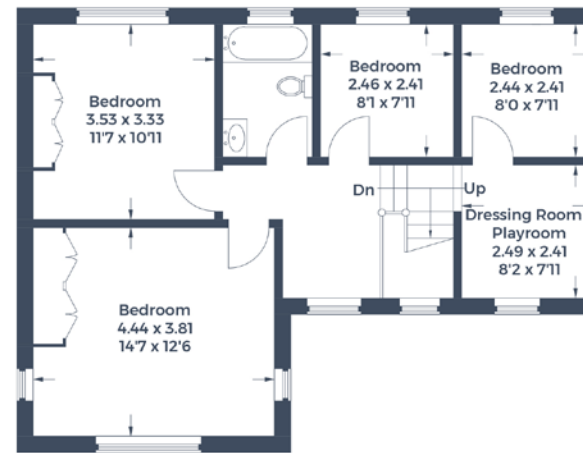
Energy Efficiency Rating: Band C



Approximate Gross Internal Area
 Ground Floor (Including Garage)
 108.6 sq m / 1,169 sq ft
 First Floor = 63.6 sq m / 685 sq ft
 Office / Store = 10.3 sq m / 110 sq ft
 Total = 182.5 sq m / 1,964 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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