



A FANTASTIC THREE BEDROOM FAMILY HOME IN EXCESS OF 1,760 SQ. FT

Mount View, Rickmansworth, WD3 7AY

ROBSONS

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**KITCHEN / DINING/ LIVING ROOM •
GENEROUS LOUNGE • THREE DOUBLE
BEDROOMS • TWO BATH/SHOWER ROOMS •
SIZEABLE REAR GARDEN • OFF-STREET
PARKING • SCOPE TO FURTHER EXTEND (STPP)**

Description

An attractive and beautifully presented, three-bedroom, two-bathroom semi-detached property, featuring modern interiors throughout, with a large rear garden and scope to further extend (STPP), with the added benefit of planning approval for a garage conversion. Ref: 20/0466/CLPD.

The ground floor comprises an entrance porch leading through to a welcoming hallway with stairs to the first floor and access to a guest WC and shower room. There is a front aspect lounge with a feature fireplace and two built-in display units, with an impressive kitchen/dining/living room to the rear. The kitchen offers a range of modern units providing ample storage space, with integrated appliances and the added benefit of a large kitchen island with a wine cooler and additional storage space. A light-filled dining area leads on from the kitchen, which in turn opens up to a family living room.





Further benefits include a utility room with access to the garage, and direct access to the garden via the kitchen and the dining area.

To the first floor there are three well-appointed double bedrooms with two benefiting from fitted storage, and a luxury four-piece family bathroom. Externally, this family home boasts a sizeable rear garden (approximately 100ft) that is laid to lawn with a patio area, and a summer house with power, allowing you to enjoy the garden all year round. Off-street parking is available at the front of the property via your own driveway.

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 junctions 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.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: Band F

Energy Efficiency Rating: E



Approximate Gross Internal Area
(Including Garage)

Ground Floor = 107.6 sq m / 1,158 sq ft

First Floor = 56.6 sq m / 609 sq ft

Outbuilding = 7.1 sq m / 76 sq ft

Total = 171.3 sq m / 1,843 sq ft



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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