



A MODERN & BEAUTIFULLY PRESENTED FIVE BEDROOM PROPERTY IN PRIME LOCATION

Gilliat Row, Ebury Road, Rickmansworth, Hertfordshire, WD3 1BN



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**RECEPTION ROOM • KITCHEN/DINING ROOM
• GUEST WC • MASTER BEDROOM WITH
ENSUITE • FOUR FURTHER BEDROOMS • TWO
FAMILY BATHROOMS • REAR GARDEN • TWO
GATED PARKING SPACES**

Description

Perfectly placed for a number of highly regarded schools, excellent transport links and local amenities, this modern and well-presented five-bedroom, three-bathroom semi-detached home provides the most convenient lifestyle for families to enjoy.

The property is situated 0.1 miles from Rickmansworth Station and benefits from gated parking for two cars.

The ground floor comprises an entrance hallway with a guest WC and stairs to the first floor. There is a front aspect reception room with bay window and a spacious, open-plan kitchen/dining/family room. The kitchen features tasteful, modern handleless units providing ample storage space and integrated appliances.





In addition, there is a dining area with aluminium bi fold doors opening out to the garden. The property also benefits from underfloor heating throughout.

To the first floor there is a principal bedroom boasting fitted wardrobes and an ensuite shower room, two further well-appointed bedrooms and a family bathroom. The second floor hosts two further bedrooms, a shower room and a WC.

Externally, this lovely home offers a well-presented rear garden laid with easy to maintain Astroturf, flower borders, a patio area and rear access to the garden. The property also benefits from two gated parking spaces.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants. 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. The area is well served for good quality private and state schools for all ages. Chorleywood and Rickmansworth offer everything for the sporting individual.

Additional Information

Tenure: Freehold

Local Authority: Three Rivers District Council

Council Tax: F

Energy Efficiency Rating: B



Approximate Gross Internal Area
 Ground Floor = 42.4 sq m / 457 sq ft
 First Floor = 42.2 sq m / 455 sq ft
 Second Floor = 37.7 sq m / 405 sq ft
 Total = 122.3 sq m / 1,317 sq ft



Ground Floor

First Floor

Second Floor

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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