



**A SIX BEDROOM, FOUR BATHROOM DETACHED FAMILY HOME IN EXCESS OF  
3,550 SQ. FT**

Moor Lane, Rickmansworth, Herts, WD3 1LQ

**ROBSONS**

Moor Lane, Rickmansworth, Herts, WD3 1LQ

**RECEPTION ROOM • DINING ROOM • STUDY  
• KITCHEN & UTILITY ROOM • GUEST WC •  
SIX BEDROOMS, TWO WITH ENSUITES • TWO  
BATHROOMS • ATTRACTIVE REAR GARDEN •  
DRIVEWAY & GARAGE • NO ONWARD CHAIN**

### Description

Available to the market with no onward chain, is this six bedroom, four bathroom family home in excess of 3,550 sq ft, offering generously proportioned interiors across three floors, perfect for the growing family. This superb home enjoys a convenient location within easy reach of highly regarded schools, excellent transport links and local amenities.

The ground floor comprises an entrance hall with guest cloakroom and stairs to the first floor. There is a 27' 10 front aspect reception room, a dining room with a French door opening outside and a study.

The kitchen features a range of fitted units, integrated appliances, a separate utility area and a door leading to the garden.





To the first floor there is a principal bedroom with ensuite shower room, three further bedrooms with one benefitting from an ensuite bathroom, and a wet room. The second hosts two further bedrooms, a family bathroom and useful eaves' storage space.

Externally, this sizeable family home offers a well presented rear garden, laid to lawn with shrub, flowerbed and hedge borders that provide the garden with a level of privacy, a patio area and a garden shed. To the front is a small garden, a garage and a 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 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. 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: G

Energy Efficiency Rating: D



Approximate Gross Internal Area  
 Ground Floor = 118.4 sq m / 1,274 sq ft  
 First Floor = 100.4 sq m / 1,081 sq ft  
 Second Floor = 61.1 sq m / 658 sq ft  
 Cellar = 17.2 sq m / 185 sq ft  
 Outbuildings = 37.2 sq m / 400 sq ft  
 Total = 334.3 sq m / 3,598 sq ft (Including Eaves)

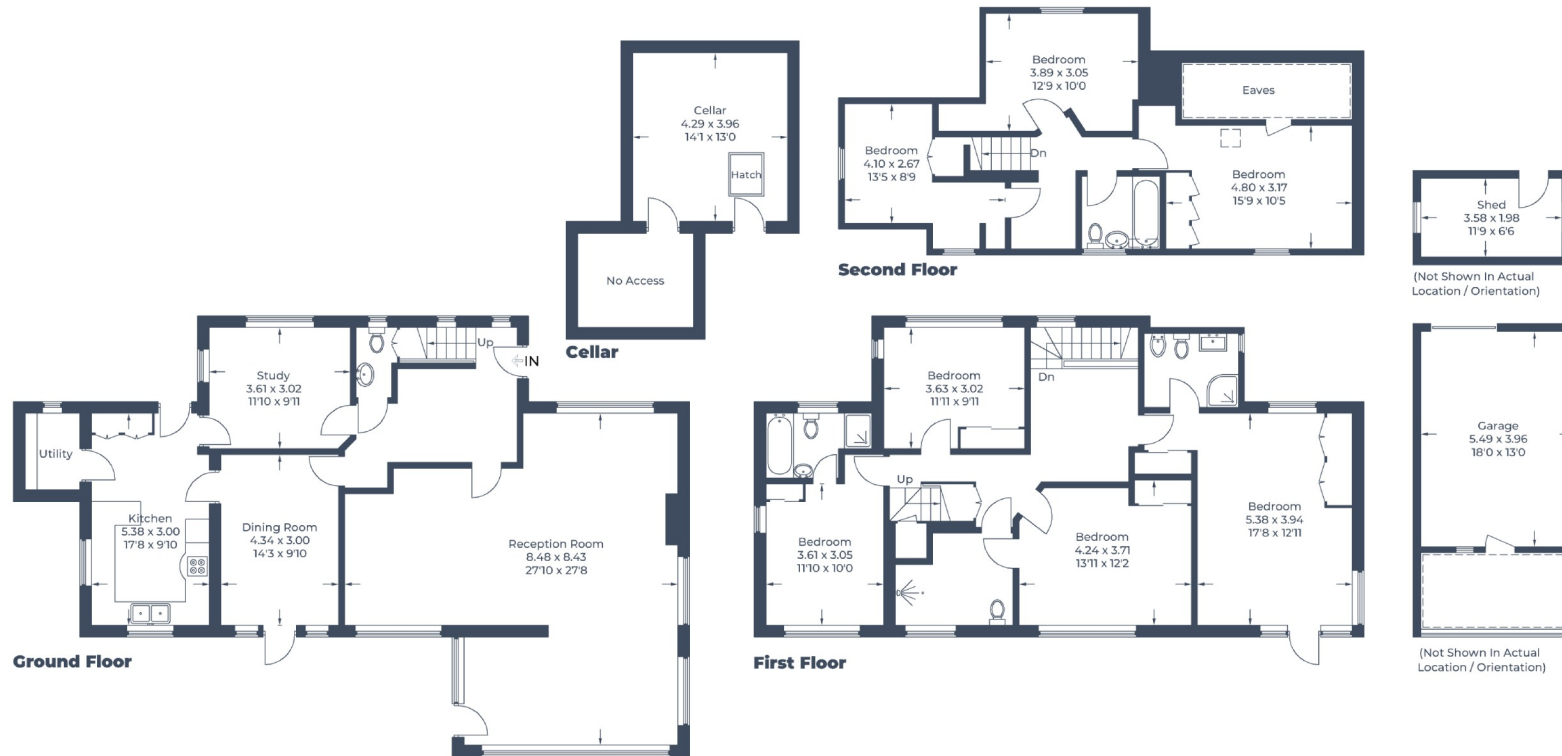


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



130 High Street, Rickmansworth WD3 1AB  
 Tel: 01923 777762 Email: rickmansworth@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.