



A DESIRABLE THREE BEDROOM FAMILY HOME WITH SCOPE TO EXTEND (STPP)

Elm Way, Rickmansworth, Hertfordshire, WD3 7BD

ROBSONS

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**ENTRANCE HALLWAY • GUEST CLOAKROOM •
TWO RECEPTION ROOMS • KITCHEN • THREE
BEDROOMS • FAMILY SHOWER ROOM,
SEPARATE WC • SIZEABLE REAR GARDEN •
OFF-STREET PARKING • GARAGE • SCOPE TO
EXTEND (STPP)**

Description

A charming three bedroom semi-detached property offering bright and generously appointed interiors, with the potential to extend (STPP), whilst situated moments from Rickmansworth Aquadrome, amenities, and transport facilities.

The ground floor comprises an entrance hallway with a guest cloakroom, two reception rooms with one benefiting from access to the garden, a kitchen, and a garage that can be accessed via the kitchen, ideal for storage or conversion. Two double bedrooms are located on the first floor, along with a further bedroom and a family shower room with a separate WC.





The property boasts a sizeable rear garden that is part lawn and part patio, with a driveway at the front of the property providing off-street parking and access to the garage.

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 by 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

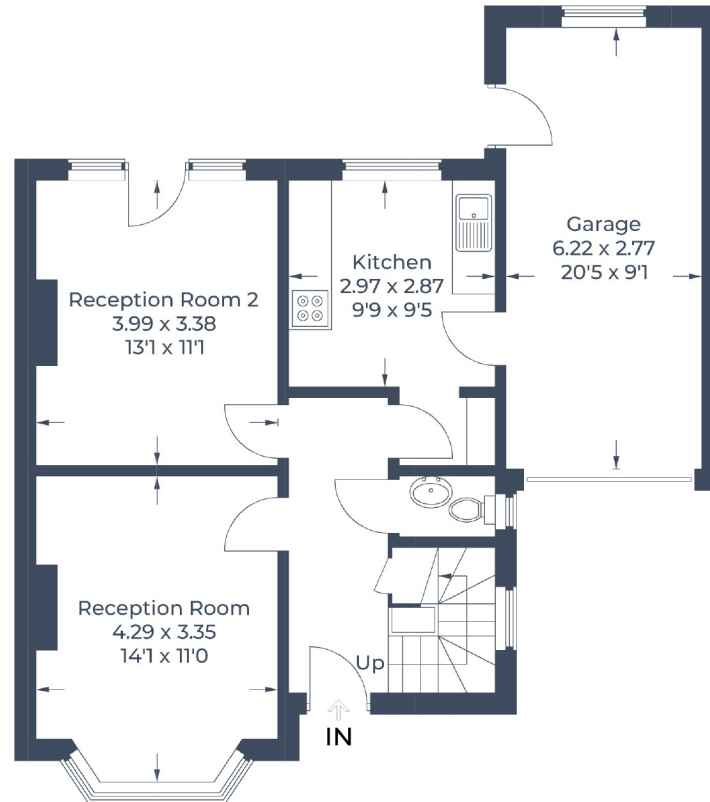
Council Tax Band: F

Energy Efficiency Rating: D

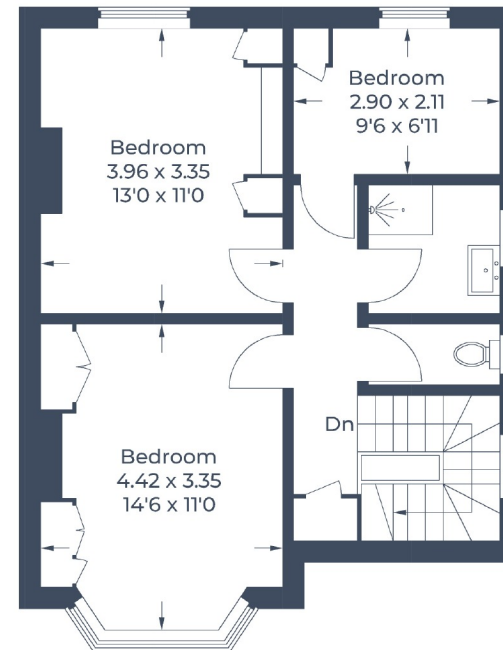
For additional information, please refer to www.robsonsworld.com or call us on: 01923 777762.



Approximate Gross Internal Area
 Ground Floor = 67.9 sq m / 731 sq ft
 (Including Garage)
 First Floor = 49.8 sq m / 536 sq ft
 Total = 117.7 sq m / 1,267 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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