



DETACHED FIVE BEDROOM FAMILY HOME IN A SOUGHT AFTER LOCATION

Lime Tree Walk, Rickmansworth, WD3 4BX

ROBSONS

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**FIVE BEDROOMS • OPEN-PLAN
RECEPTION/DINING ROOM • QUIET
CUL-DE-SAC • REAR GARDEN • DOUBLE
INTERGRATED GARAGE • CARRIAGE
DRIVEWAY • POTENTIAL TO EXTEND STPP •
NEW DOUBLE GLAZING IN 2023 • FIRST TIME
ON THE MARKET FOR 40 YEARS • POTENTIAL
FOR A SIXTH BEDROOM**

Description

A handsome five bedroom house situated in this quiet sought after cul-de-sac in central Rickmansworth, offering flexible living space of circa 3,211sq/ft.

The property briefly comprises an entrance hallway leading to a large open-plan reception / dining room, modern kitchen with utility room, study and double integrated garage. Upstairs there are five generous bedrooms with an ensuite to the principal bedroom and a family bathroom. Currently the bedroom to the front of the property is utilised a games room, but can be easily converted to provide a sixth bedroom.





There is huge potential to extend and update subject to planning permission and is the property's first time on the market for 40 years. The property benefits from new all round double glazing in 2023.

The house is approached via a gravel carriage driveway with parking for several cars. To the rear there is a private South Westerly aspect rear garden, mainly laid to lawn with mature shrubs and trees to the borders.

Location

Rickmansworth town centre has a wide range of boutique shops, coffee houses, restaurants and the major supermarkets. The metropolitan and Chiltern line train services connects 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 cricket, football, tennis, horse riding and golf. Water sports are also well catered for Rickmansworth Aquadrome.

Additional Information

Tenure: Freehold

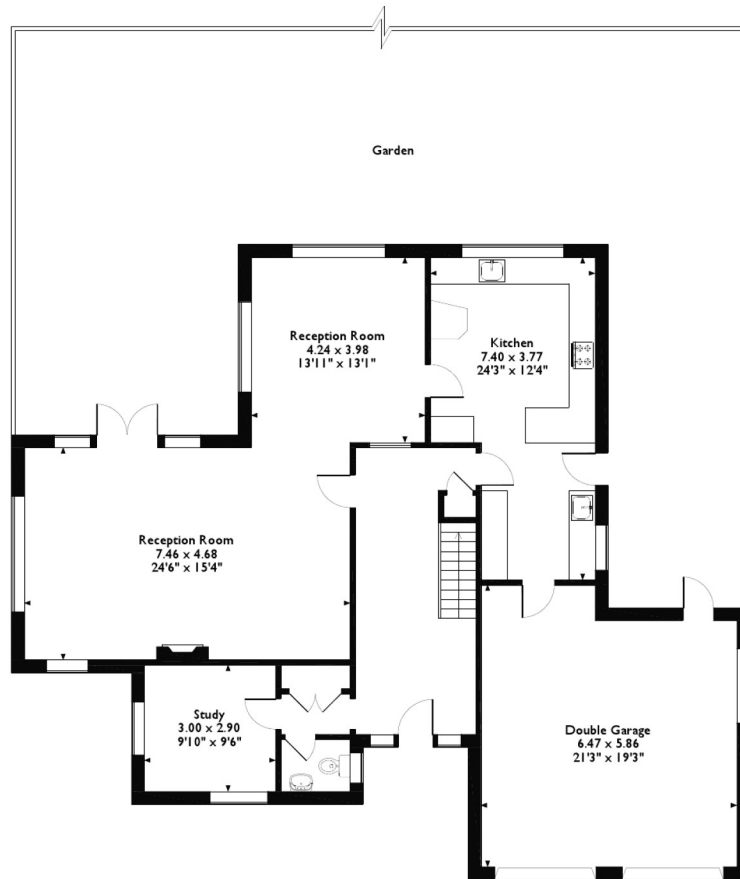
Local Authority: Three Rivers District Council

Council Tax: H

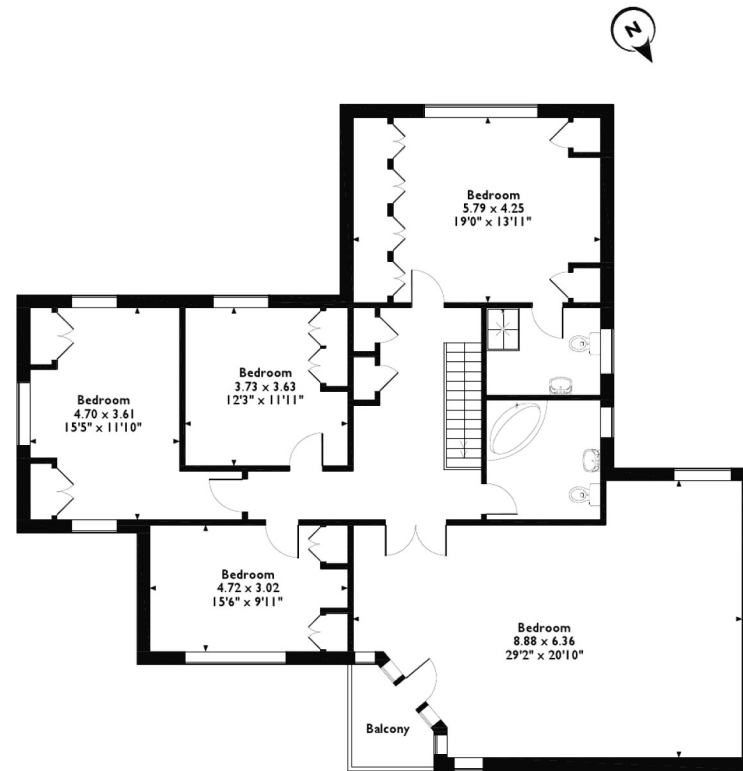
Energy Efficiency Rating: C



Lime Tree Walk, Rickmansworth
 Approximate Gross Internal Area
 298 Sq M/3211 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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