



## Beautifully appointed six bedroom house

83 Valley Road, Rickmansworth, Hertfordshire, WD3 4BL

Freehold





Reception hall • 39' drawing/dining room • 29' kitchen/  
breakfast room • Principal bedroom • Five further  
bedrooms • Five bath/shower rooms • Den/play/games  
room • Plot in about 0.44 of an acre

#### Local information

83 Valley Road is situated in one of Rickmansworth's most sought-after residential locations being just extra mile from the town centre and station.

Rickmansworth is a busy and sought after commuter town with a thriving town centre offering a mix of shops, restaurants and cafés.

The station offers both the Metropolitan Line to Baker Street and The City as well as the Chiltern Turbo to Marylebone.

The M25 can be accessed at Junction 17 or 18 with links to the motorway network.

There is a good selection of schools within the area both state and private.

#### About this property

This fabulous family home has been comprehensively upgraded and refurbished to create a stunning family home of great quality set within a superb plot. The property offers a wealth of features including:

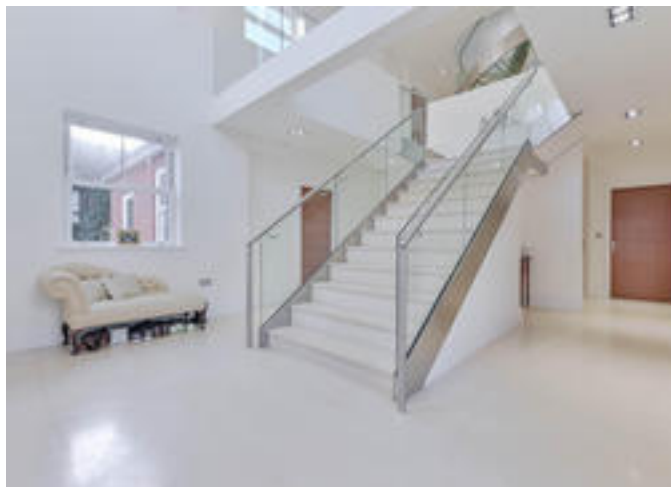
Niko control system providing remote access for the lighting, underfloor heating, system entry gate phone and Sonos sound system with speakers to most rooms within the property.

The property is approached through double doors to a magnificent galleried reception hall with an impressive high

ceiling. Natural stone tiling continues to much of the ground floor of the property. There is a wide staircase which leads to the first floor. Adjoining this is a 39' drawing room with feature fireplace, solid wood Herringbone flooring which continues into a lovely dining room with two sets of bi-fold doors out to a large wide terrace with glass balustrade. The kitchen/breakfast room is another wonderful feature of the property and is fitted with a comprehensive range of low-level cupboards incorporating an extensive range of AEG appliances including fridge and freezer, microwave, coffee machine, steam oven and electric double oven and a six-ring gas hob. There is a central island with breakfast bar and two Frankie 1.5 bowl sink units with insinkerator, Zip hot and ambient water tap, dishwasher and washer dryer.

From the reception hall there is a cloakroom and study/bedroom seven. Adjoining is a small lobby which gives access to the front driveway and a shower room.

To the first floor is a lovely landing area providing access to the principal bedroom suite with Juliet balcony and is fitted with a good range of wardrobe, dressing area and en suite bath with television, shower, sink and w.c./heated bidet. There are four further bedrooms on this floor, one with an en suite shower room with w.c./heated bidet. There is also a family bath/



shower room. All bathrooms are fitted with quality Duravit fittings and Hansgrohe taps.

An impressive glass and stainless steel spiral staircase leads to the top floor with a games/sitting room and bedroom two with an en suite shower room. There is access to the eaves which provides useful storage space.

#### Outside

The grounds are in all about 0.44 of an acre.

The property is approached through double electric gates (NB: these gates will not form part of the sale).

To the front is a block paved driveway providing parking space for many cars and a detached garage.

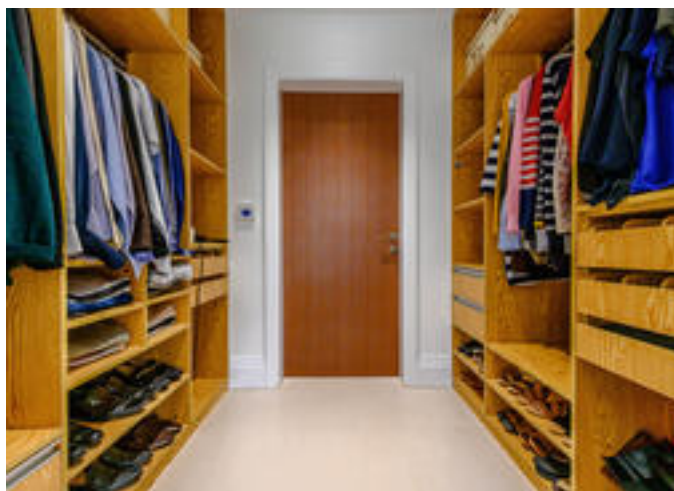
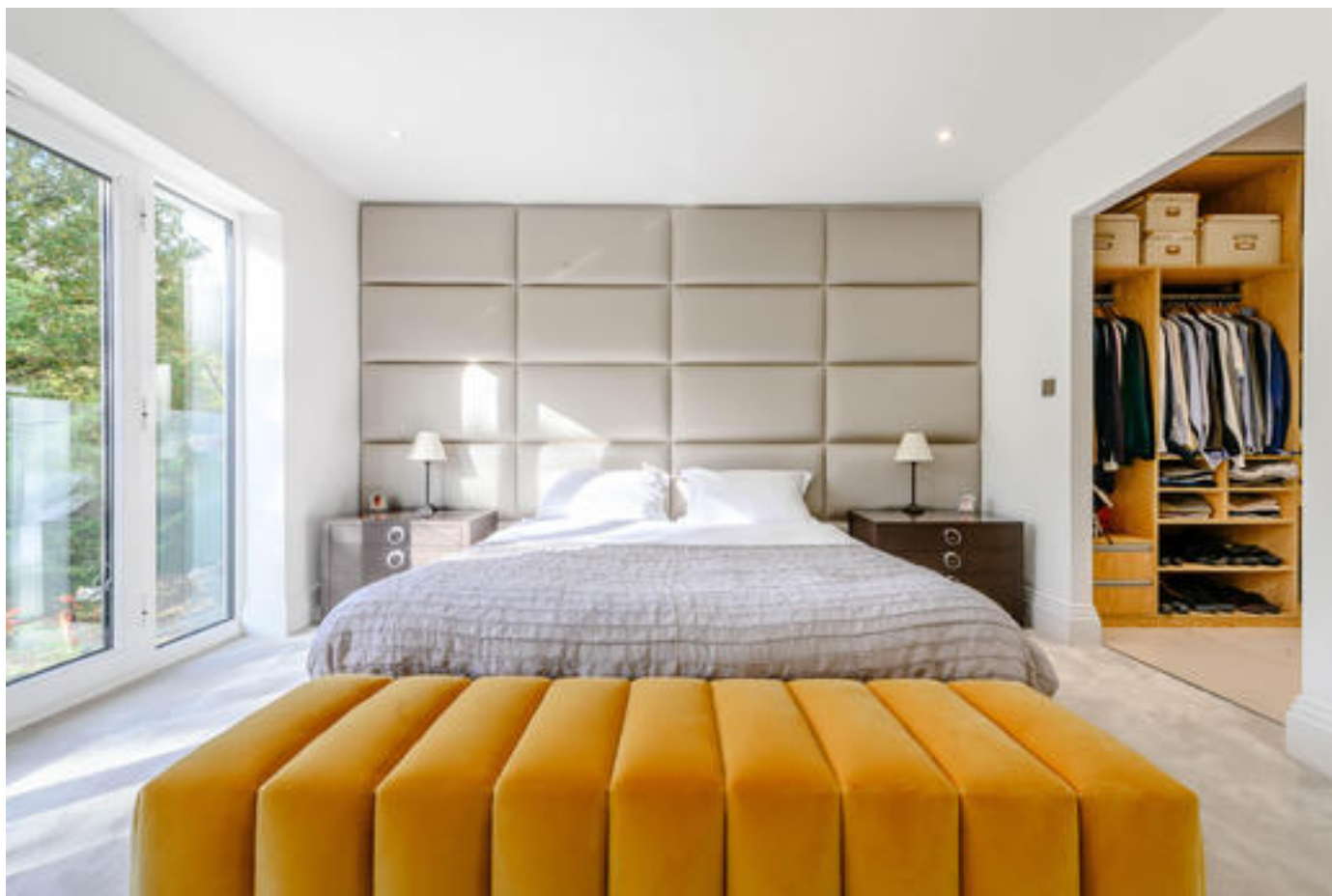
To the rear of the property is a wide tiled terrace with steps down to a large level area of lawn. Under the terrace is a boiler room with water softener and gas fired boiler for central heating. To the rear of the property is a partially completed large outbuilding which has the potential to use as a den/games/cinema room which would need to be finished by the eventual purchaser at their cost.

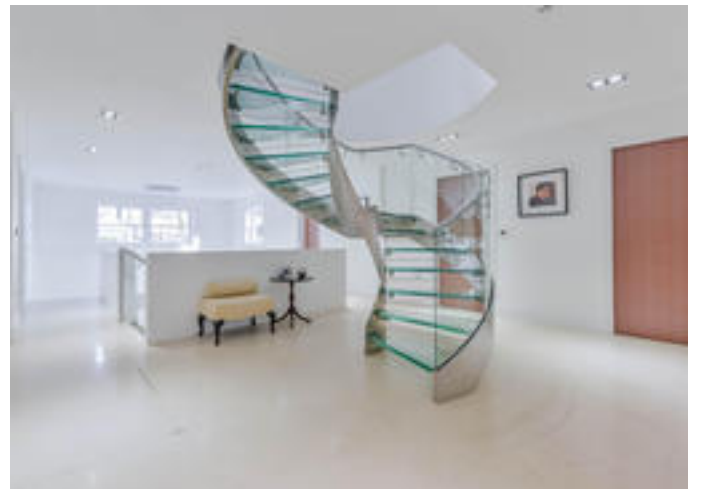
#### Tenure

Freehold

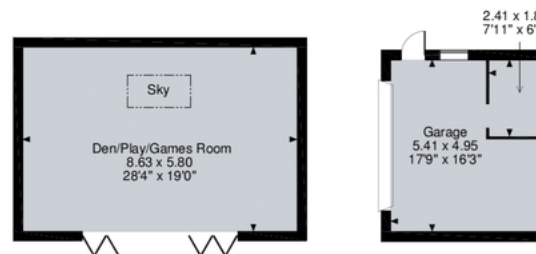
#### Viewing

Strictly by appointment with Savills





**Valley Road, Rickmansworth**  
 Main House gross internal area = 3,893 sq ft / 362 sq m  
 Garage gross internal area = 288 sq ft / 27 sq m  
 Den/Play/Games Room gross internal area = 539 sq ft / 50 sq m  
 Restricted head height gross internal area = 317 sq ft / 29 sq m  
 Total gross internal area = 5,037 sq ft / 468 sq m (including restricted head height)



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Least energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C		76	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Most energy efficient - higher running costs			

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