



# AMBER LODGE

25 Moor Lane, Rickmansworth, Hertfordshire, WD3 1LE

savills

## AN ATTRACTIVE DETACHED HOUSE IN A MOST CONVENIENT SOUGHT-AFTER LOCATION

AMBER LODGE, 25 MOOR LANE,  
RICKMANSWORTH, HERTFORDSHIRE, WD3  
1LE

**Price On Application, Freehold**

Hall ♦ dining room ♦ sitting room ♦ kitchen ♦ conservatory  
♦ study/bedroom 4 ♦ bathroom ♦ 3 bedrooms ♦ family  
bath/shower room ♦ garage ♦ 130 ft rear gardens ♦ EPC  
rating = E

### Situation

Amber Lodge occupies an enviable position tucked away in a slip road off Moor Lane. Rickmansworth Aquadrome is close by and the house overlooks Rickmansworth public golf course to the front. Rickmansworth Station provides a frequent Metropolitan Line service to the City and the Chiltern Turbo a fast main line service to Marylebone. Access to the M25 is at Junction 17 or 18. Rickmansworth town centre offers a good range of local shops, restaurants cafes.

### Description

Amber Lodge is a most attractive 1930s detached house offering good family sized accommodation set in this highly sought-after location with lovely level gardens and grounds in all about 0.23 acres.



Amber Lodge offers spacious flexible ground floor accommodation with four reception rooms, kitchen and family bathroom. From the front entrance there is a spacious dining room with a view to the front garden. To the rear is an excellent sitting room with feature brick fireplace, exposed beams to the ceiling and double glazed doors to the conservatory. The conservatory provides a lovely light sitting area with views over the well maintained gardens. Adjoining this is a versatile study/bedroom four, again with views to the garden. The kitchen is well fitted with a range of oak units and integrated appliances.

To the first floor is a double aspect master bedroom fitted with a comprehensive range of wardrobes. Bedrooms two and three benefit from having a shared en suite bathroom.

The house offers good scope to extend to the rear subject to the necessary planning consents.

### Outside

The property is set behind a pretty brick wall with an area of lawn and gravelled driveway providing parking space for several cars plus an integral garage.

A gate provides access to the rear garden. The rear garden is a most attractive feature of the property having been beautifully maintained and landscaped over the years by the current owners. Immediately to the rear is a wide patio opening to a large expanse of level lawn, well screened by mature trees and hedges. To the rear is a Summerhouse and timber garden shed. Lying behind large conifers is a woodland garden area with further landscaped borders.

### Description

From Rickmansworth Station take the first exit onto Rectory Road. At the roundabout take the second exit along Riverside Drive and then the second exit at the next roundabout towards Northwood. At Batchworth roundabout take first turning into Moor Lane and then left into the slip road. The house can be found at the far end on the left hand side.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

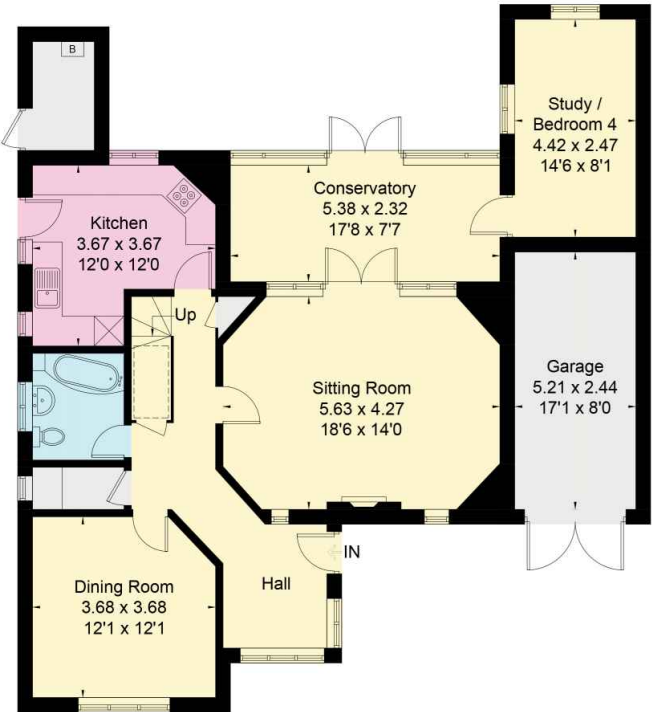
### Viewing

Strictly by appointment with Savills.

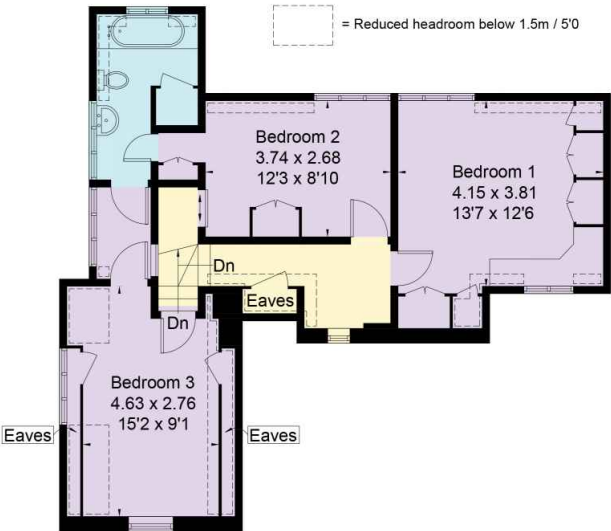


FLOOR PLANS

Gross Internal Area (approx) = 159.1 sq m / 1712 sq ft (Excluding Eaves)  
Garage = 13 sq m / 140 sq ft  
Total = 172.1 sq m / 1852 sq ft  
For identification only. Not to scale.  
© Floorplanz Ltd



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		<b>79</b>
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>	<b>49</b>	
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		