



Character family home in a lovely lightly wooded plot

6 Greenhills Close, Rickmansworth, Hertfordshire, WD3 4BW

Freehold

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2 reception rooms • Kitchen/dining room • Conservatory • Principal bedroom with en suite wet room • 3 further bedrooms • Family wet room • Double garage • Lovely plot about 0.39 of an acre

#### Local information

Greenhills Close is located in a tucked away location in a cul de sac off Valley Road being approximately 1.5 miles from Rickmansworth town centre and the station. The town centre has an excellent selection of restaurants and public houses plus the food halls of Marks and Spencer, Waitrose and Tesco. There is a good selection of schools both state and private within the area. Rickmansworth station provides a frequent Metropolitan Line services to the City and the Chiltern Turbo a fast mainline services to Marylebone. The M25 can be accessed at Junction 17 or 18 with links to the motorway network and airports.

#### About this property

A delightful split level characterful home situated on a lightly wooded plot in a highly sought after location. On entering the house a few steps lead down to the attractive double aspect sitting room with a feature open fire place with a church stone surround and beam above. This room opens into a great sunny conservatory. The family room features an ornamental fireplace and parquet flooring with attractive shutters to the windows. Steps lead down to the kitchen/ dining room which offers great space for entertaining. The kitchen has recently been fitted by the Little Kitchen Company and features an excellent range of wall and floor units with twin Shaw sinks, Quooker tap and integrated appliances including wine fridge, dishwasher and a Raeburn oven.

There is under floor heating to the tiled floor and doors lead out to the garden terrace with a pretty pergola. The utility room has fitted cupboards and space for washing machine and tumble dryer plus a stable door out to the garden. A cloakroom completes the ground floor accommodation.

On the first floor there is a pretty principal bedroom with a range of built-in bespoke wardrobes and a recently refitted wet room with shower, WC and wash basin and with attractive contemporary tiling. There are three further bedrooms, two are double aspect and all have lovely wood shutters to the windows. The family wet room has recently been refitted and comprises shower, WC and wash basin with contemporary tiling.

Outside - Situated on a lovely plot about 0.39 of an acre and has three terraces to capture the sun at different times of the day. The lightly wooded setting makes for a great play area for the children and the garden is enclosed by mature hedging. To the front the garden is laid to lawn with a pretty terrace and shrubs. There is a double garage and parking for two cars.

#### Tenure

Freehold

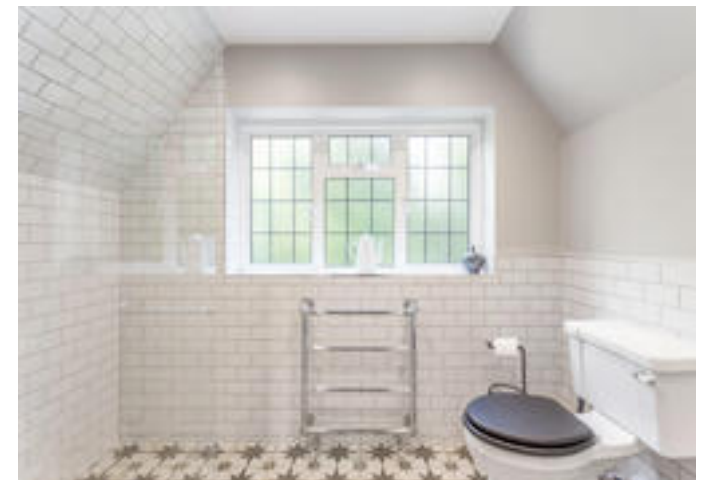
EPC rating = F

#### Viewing

Strictly by appointment with Savills





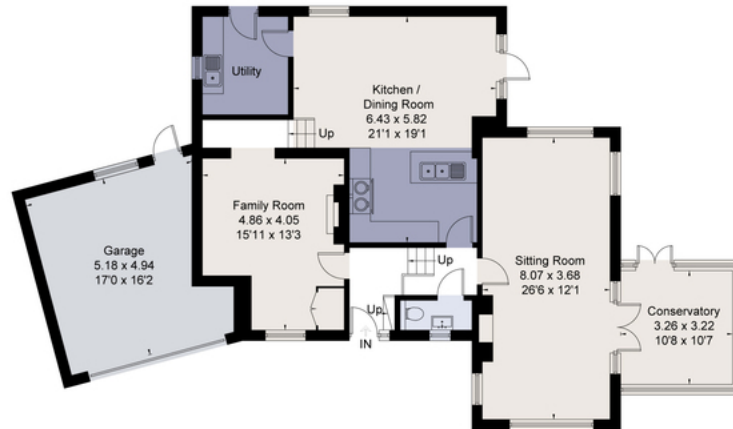




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Approximate Area = 195.4 sq m / 2103 sq ft  
 Garage = 24 sq m / 258 sq ft  
 Total = 219.4 sq m / 2361 sq ft  
 Including Limited Use Area (1.3 sq m / 14 sq ft)  
 For identification only. Not to scale.  
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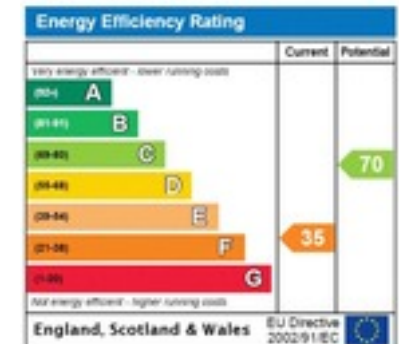


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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