



Contemporary family home in a sought-after location

51 West Way, Rickmansworth, Hertfordshire, WD3 7EH

Freehold

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Reception hall • Sitting room • Kitchen/breakfast room
• Family room • Four bedrooms • Two bath/shower
rooms • Off-street parking • Rear garden about 125 ft in
length

Local information

The property is conveniently situated in a sought-after location in the Conservation Area of Rickmansworth and is approximately a mile from the town centre and station.

Rickmansworth Station provides a frequent Metropolitan Line service to the City and the Chiltern Turbo a main line service to Marylebone.

Rickmansworth provides a comprehensive shopping centre with the food halls of Marks & Spencer, Waitrose and Tesco.

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

The Aquadrome is approximately three quarters of a mile and has lovely walks, a play area and sailing.

About this property

51 West Way is an excellent contemporary style family home which has been extended and modernised.

On entering into the spacious reception hall there is a useful understairs storage space and cloakroom. The sitting room to the front is a bright room with a lovely feature fireplace with wood burner and a stone surround. There are sliding doors that open into the family room with a useful built-in library/shelving unit and this opens into the kitchen/breakfast room with bi-fold doors out to the garden. The kitchen is comprehensively

fitted with a matching range of high gloss wall and floor units with a breakfast bar - ideal to relax and enjoy the view over the garden and mix with family in the TV area too. Integrated appliances include gas hob, double oven, dishwasher and fridge freezer. The breakfast area has good space for a table and overlooks the garden. The ground floor has wood flooring and is a great family entertaining space.

On the first floor there are two double bedrooms, both with built-in wardrobes and the third bedroom is currently used as a study. The generous family bathroom is fitted with a contemporary suite and is fully tiled.

On the second floor there is a further double bedroom with useful eaves storage and far-reaching views to the rear plus an excellent en suite shower room.

Outside - The property has a block paved driveway with off-street parking for two cars and gated side access.

The rear garden has a lovely terrace leading to lawn with well stocked shrub borders. At the end of the garden is a garden storage unit. The garden is enclosed and about 125 ft deep. There is also outside lighting and power points.

Tenure

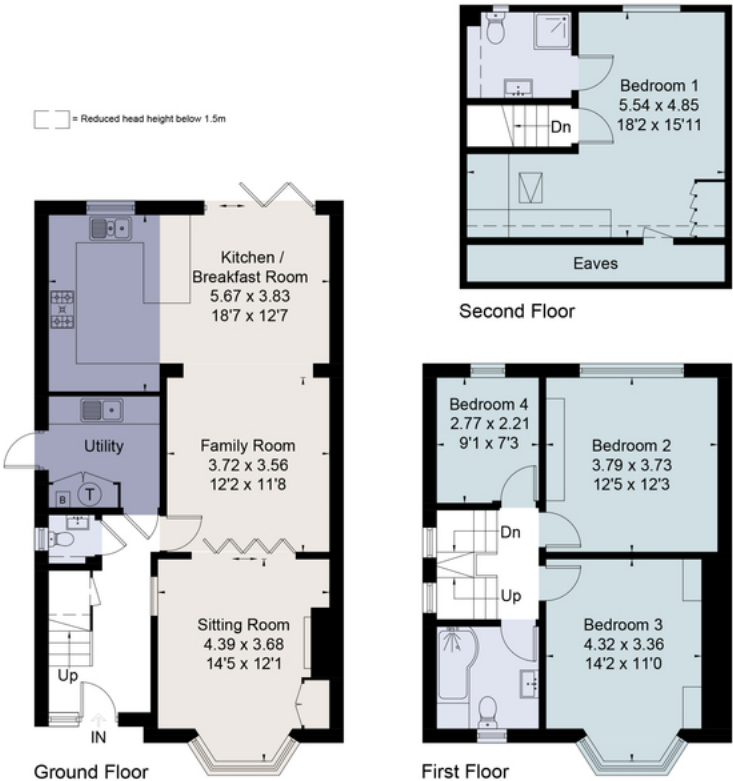
Freehold

EPC rating = D

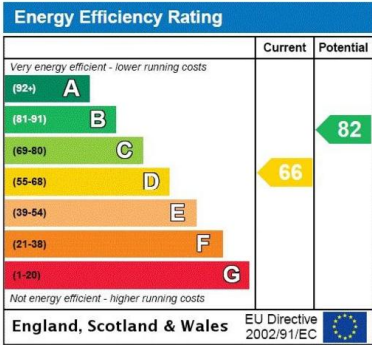




Approximate Area = 140.4 sq m / 1511 sq ft
Including Limited Use Area (3.2 sq m / 34 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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