



Modern family home close to local amenities

82 West Way, Rickmansworth, Hertfordshire, WD3 7EN

Freehold



Reception hall • cloakroom • sitting room • dining room • kitchen • 3 bedrooms • family bathroom • gardens • detached garage • off-street parking • EPC rating = E

Local Information

82 West Way is conveniently situated within just a few hundred yards from local shops and within walking distance from the Aquadrome and Rickmansworth town centre. The station provides a Metropolitan Line service to Baker Street and the City together with the Chiltern Turbo to Marylebone. The town offers a comprehensive mix of shops, restaurants and cafés including Waitrose and Marks & Spencer. There is a choice of schooling both state and private within the area. Access to the M25 at Junctions 17 or 18 with connections to the motorway network.

Property Description

82 West Way is an superb family home which in recent years has been updated and modernised to create the wonderful family home it is today. On entering the property a bright and spacious reception hall with wood flooring leads on to the principal rooms. The sitting room is generous in size and features a wonderful feature fireplace incorporating an attractive wood burning stove. Double doors in turn provide access onto the rear gardens. There is a separate dining room situated to the front of the property. The kitchen is fitted with a comprehensive range of wall

Built-in appliances include a Neff four-ring induction hob with extractor over, built-in electric oven and microwave. There is also plumbing for white goods. A separate door also leads on to the rear gardens. Situated off the hallway is cloakroom which completes the downstairs accommodation.

On the first floor there are three bedrooms, two double bedrooms and a good size single. Both bedrooms one and two have built-in wardrobe cupboards and the master enjoys views over the attractive rear gardens. A spacious family bath/shower room fitted in a contemporary suite completes the accommodation.

Outside

The property is approached over a blocked paved driveway and provides off street parking for several vehicles. The driveway extends down the side of the property to a double length detached garage with up and over door. The rear gardens are well maintained and mainly laid to lawn with mature shrubs and trees. A generous sized patio lies adjacent to the rear of the property and provides a superb area for entertaining.





NB: 82 West Way has current planning permission for both a loft conversion (ref:17/0798/CLPD) together with a single storey side and rear extension (ref: 17/0799/FUL).

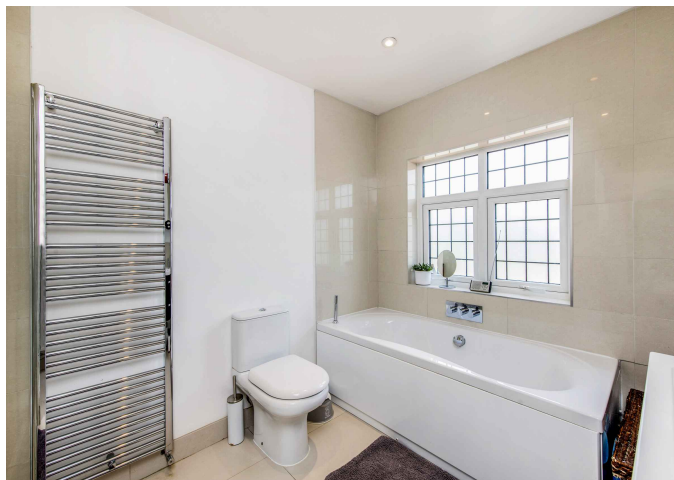
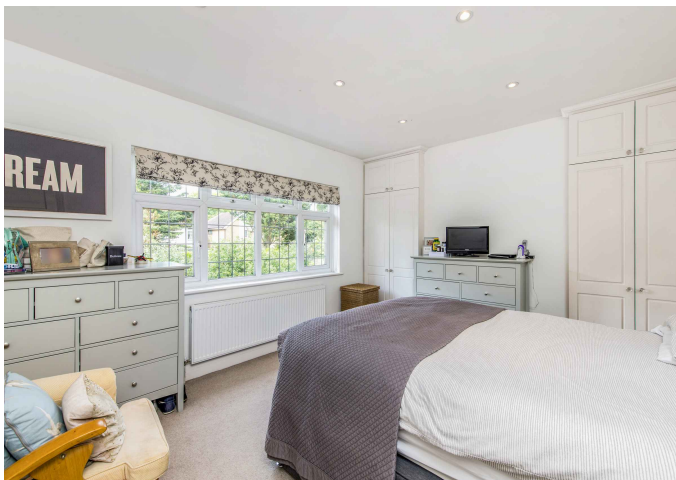
NB: Photographs taken in September 2018.

Energy Performance

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

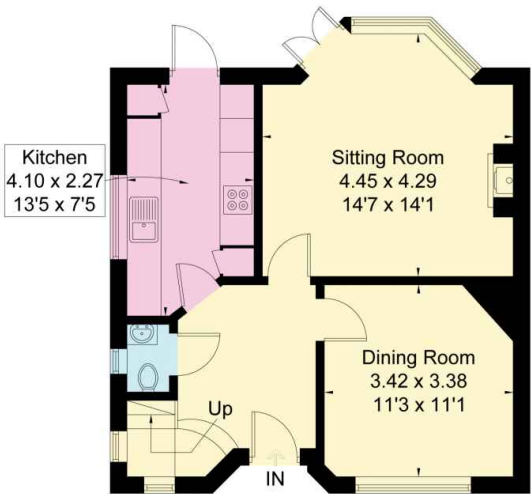
Viewing

Strictly by appointment with Savills.

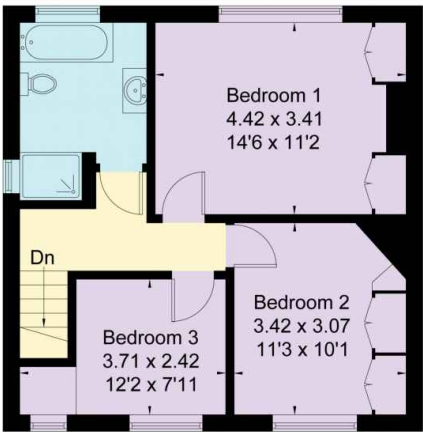


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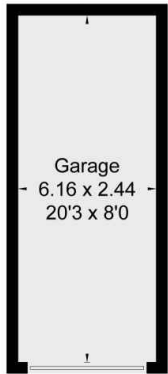
Gross Internal Area (approx) = 96.7 sq m / 1041 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 111.8 sq m / 1203 sq ft
For identification only. Not to scale.
© Floorplanz Ltd



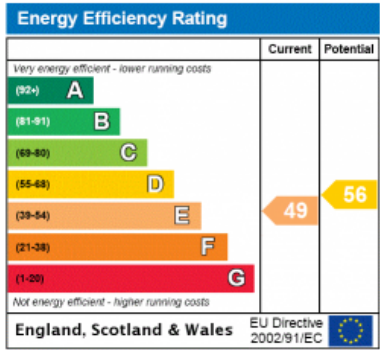
Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



For identification only. Not to scale. © 190906NM

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