



Excellent family house in a prime location

22 Lynwood Heights, Rickmansworth, Hertfordshire, WD3 4ED

Freehold



Covered porch • Entrance hall • Cloakroom • Drawing room • Sitting Room • Study • Family/dining/orangery Kitchen/breakfast Room • Utility • Gym • Principal bedroom with en suite shower room • Three further double bedrooms • Family shower room • Garage, South facing rear gardens

Local Information

This excellent detached house is situated within one of Rickmansworth's most desirable roads, being approximately 1 mile from the Station and town centre.

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 including York House School, Royal Masonic School and St Clement Danes.

Property Description

The property has been extended and modernised by the current owners to create a most impressive family home. The extensive ground floor accommodation has been tastefully decorated with attractive wooden flooring in the drawing room and porcelain tiles in the family room and underfloor heating. The thoughtful design successfully links the principal receptions to the kitchen/breakfast room.

Approached from the reception hall there is a staircase to the first floor with large under stair storage cupboard and two cloak cupboards. To the front of the house is the study. There is an excellent sitting/TV room with bay window overlooking the front and there is a sliding patio door to the side area of garden. The beautifully appointed drawing room has a Dimplex Flame effect fire, double doors to the kitchen and a wide opening to the family/dining/orangery which has underfloor heating. This is a stunning room, flooded with natural light and three sets of bi-fold doors to the impressive terrace. To the rear of this room is a door to the gym or further study which in turn leads to the garage. The large kitchen/breakfast room has granite work surfaces and breakfast bar with cupboards and drawers under and is fitted with a comprehensive range of wall and floor units incorporating a gas Rangemaster with a five-ring hob and two ovens. Integrated appliances include a Neff microwave and Fisher & Paykel fridge/freezer and a Bosch dishwasher.





The utility room adjoins and has a sink unit, plumbing for a washing machine and space for a tumble dryer. Side door to garden.

To the first floor is a spacious landing with an airing cupboard and views to front. The principal bedroom has an extensive range of mirrored wardrobes and an en suite shower room with wash hand basin and low level WC and underfloor heating. There are three further double bedrooms and a family shower room. The first floor offers good family accommodation and there is also scope to extend in the loft space, subject to planning permission and building regulations to create a further two bedrooms.

Outside

The property is approached through a carriage driveway providing parking space for many cars and there is a good size area of lawn.

The rear gardens have a fine southerly aspect and a superb terrace. There is a good size area of lawn, well enclosed by hedging and fencing.

To the side of the property is a useful concrete area providing good garden space and there is a timber garden store/summerhouse. The overall plot is about 0.25 of an acre.

Tenure

Freehold

Local authority

Three Rivers District Council

Energy Performance

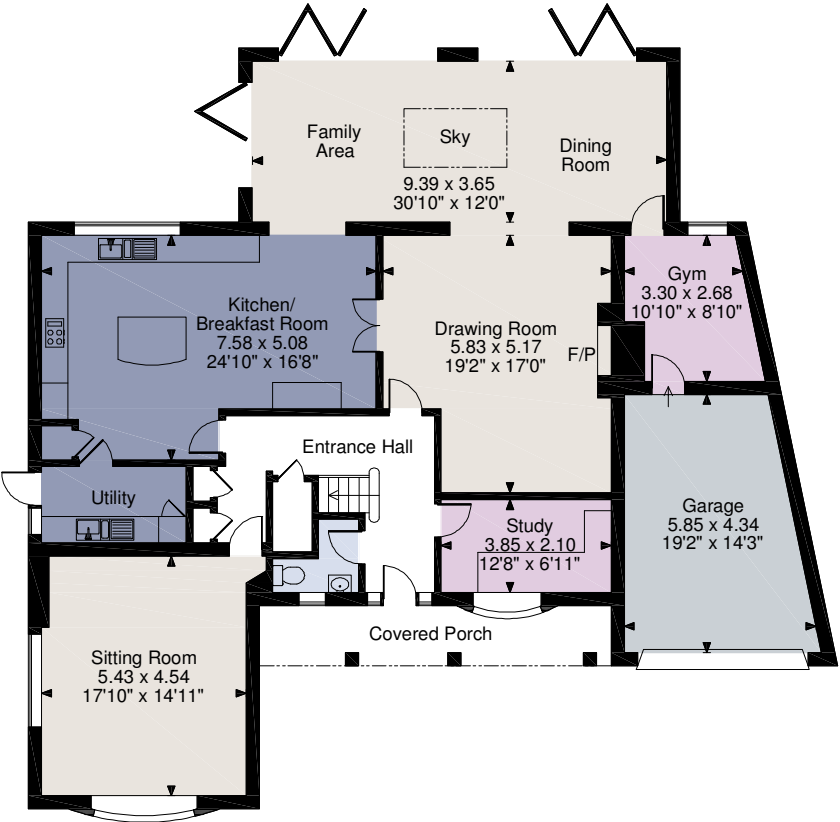
A copy of the full Energy Performance Certificate is available upon request.

Viewing

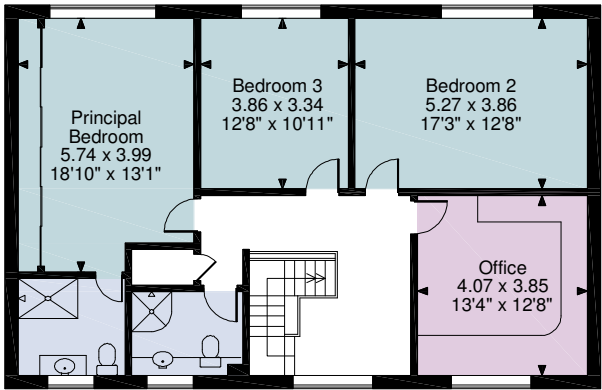
Strictly by appointment with Savills.



Lynwood Heights, Rickmansworth
Main House gross internal area = 2,968 sq ft / 276 sq m
Garage gross internal area = 243 sq ft / 23 sq m
Total gross internal area = 3,211 sq ft / 298 sq m



Ground Floor

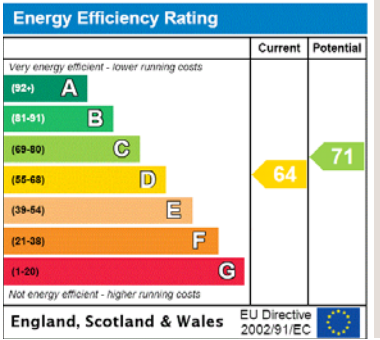


First Floor

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