



Contemporary family home backing the River Colne

255 Uxbridge Road, Mill End, Rickmansworth, Hertfordshire, WD3 8DP

Freehold



Reception hall • 2 reception rooms • Shower room • Kitchen/dining room • Four bedrooms • Family bath/shower room • Large driveway • South facing rear garden

Local information

The house occupies a delightful position backing the River Colne and is also approximately a mile from Rickmansworth town centre and station. Rickmansworth Station provides a frequent Metropolitan Line service to Baker Street and the City and the Chiltern Turbo a fast main line service to Marylebone.

Rickmansworth offers a comprehensive shopping centre with the food halls of Marks & Spencer, Waitrose and Tesco together with an excellent choice of cafes and restaurants. The Aquadrome is approximately 200 yards away and covers 41 hectares and is home to a wide variety of facilities from wooded walks, lakes and a play area to a café and lush green open spaces. There is a selection of schools, both private and state within the area. The M25 can be accessed at Junctions 17 and 18, with links to the motorway network and major airports.

About this property

This excellent family home has been extended and refurbished to create a wonderful contemporary stylish property backing the River Colne. The house offers bright and light accommodation over two floors and benefits from underfloor heating to the ground floor and has been insulated with a thermal render.

The sitting room is front aspect and features a period fireplace and there is wood flooring. The kitchen/dining room to the rear of the house has skylights and

fabulous bi-fold doors out to the garden. The kitchen area is comprehensively fitted with a matching range of wall and floor units and has a central island with space for sitting around to enjoy a morning coffee. The playroom to the front offers good space for children or is an ideal study for the home worker.

On the first floor there are four bedrooms and a contemporary bathroom with a freestanding bath, separate shower, WC and vanity basin.

Outside

The house is approached over a long gravelled driveway with parking for several cars.

The rear garden is an outstanding feature of this contemporary detached family home and leads down to the River Colne so that you can enjoy peace and tranquility at the water's edge. The garden is laid to lawn and has a decked area ideal for entertaining and enjoying the vista.

Directions

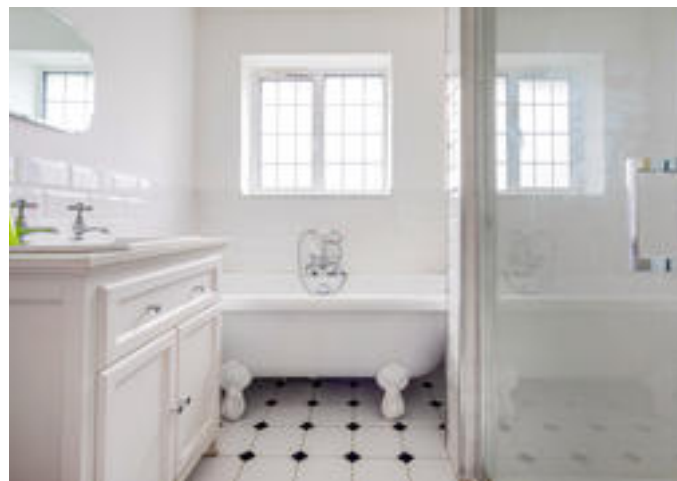
From Rickmansworth Station proceed down the hill and at the roundabout take the third exit signposted A412. Proceed along the road for about a mile and the house can be found on the left just before the turning for Church Lane and is set back from the road.

Tenure

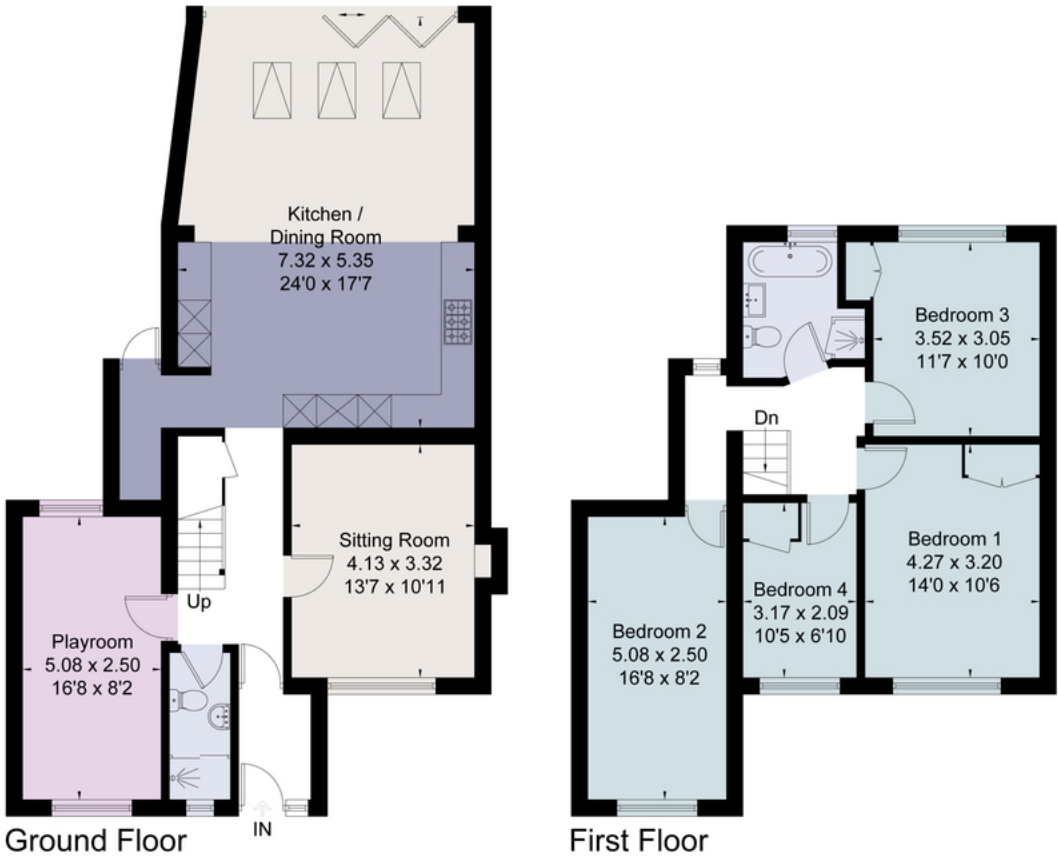
Freehold

EPC rating = C





Approximate Area = 143.6 sq m / 1546 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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