



JOHN ROBERTS & Co
estate agents



75 Nightingale Road, Rickmansworth, WD3 7BU

Offers In Excess Of £1,500,000





75 Nightingale Road

Rickmansworth, WD3 7BU

- PERIOD CHARACTER PROPERTY
- APPROX 0.25 ACRE PLOT
- THREE / FOUR RECEPTION ROOMS
- CARRIAGE DRIVEWAY & GARAGE
- NO ONWARD CHAIN
- APPROX 3,736 SQ FT (INC BASEMENT & OUTBUILDING)
- FOUR / FIVE BEDROOMS
- KITCHEN / BREAKFAST ROOM
- POTENTIAL TO EXTEND & RE-MODEL (STPP)
- EPC RATING: F

This charming character property is situated just a stone's throw from Rickmansworth Town Centre, on the ever popular Nightingale Road. There is an abundance of flexible living accommodation throughout, measuring in excess of 3,000 Sq Ft, with the added bonus of a basement, measuring a further 571 Sq Ft. The property has been well maintained yet offers huge potential to re-model, update and extend should one wish (STPP).

The property is approached by a carriage driveway which leads to the garage and provides parking for several vehicles. On entering the property there is a lovely hallway, which provides access to the three principal reception rooms which are currently dressed as a dining room, sitting room and a study. There is a kitchen / breakfast room that overlooks the rear gardens. From the kitchen there is integral access to the garage and access to a large reception room / bedroom five (above the garage). There is a cloakroom and access to the basement.

The first floor boasts four superb bedrooms, three of which are considered double in size. The principal bedroom has the benefit of an en-suite bathroom and there is a family bathroom. There is access to the loft which provides a wealth of storage space and offers potential to re-model and utilise as accommodation (STPP).

The level rear garden is mostly laid to lawn with a patio area adjacent to the property.



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SITUATION:

This property enjoys access to Rickmansworth town centre, with its selection of schools and shops. For the commuter, Rickmansworth has its own railway station, which provides a Metropolitan Line/Chiltern Railways service into London. For those who drive, there is access to the M25 at Junctions 17 and 18. Schooling for children of all ages is available within the district. Leisure facilities are numerous, including several well-known golf courses, such as nearby Moor Park and The Grove. The 100 acre Aquadrome consisting of three lakes, grassland and woodland provides an ideal location for walking, cycling, fishing and numerous watersports.

VIEWINGS:

By appointment only please via the Vendors' Agents, John Roberts & Co. 47B, Lower Road, Chorleywood, Herts WD3 5LQ. Tel. 01923 285123.

Opening times: Monday to Friday 9:00am to 6:00pm
Saturday 9:00am to 4:00pm.

TENURE:

Freehold

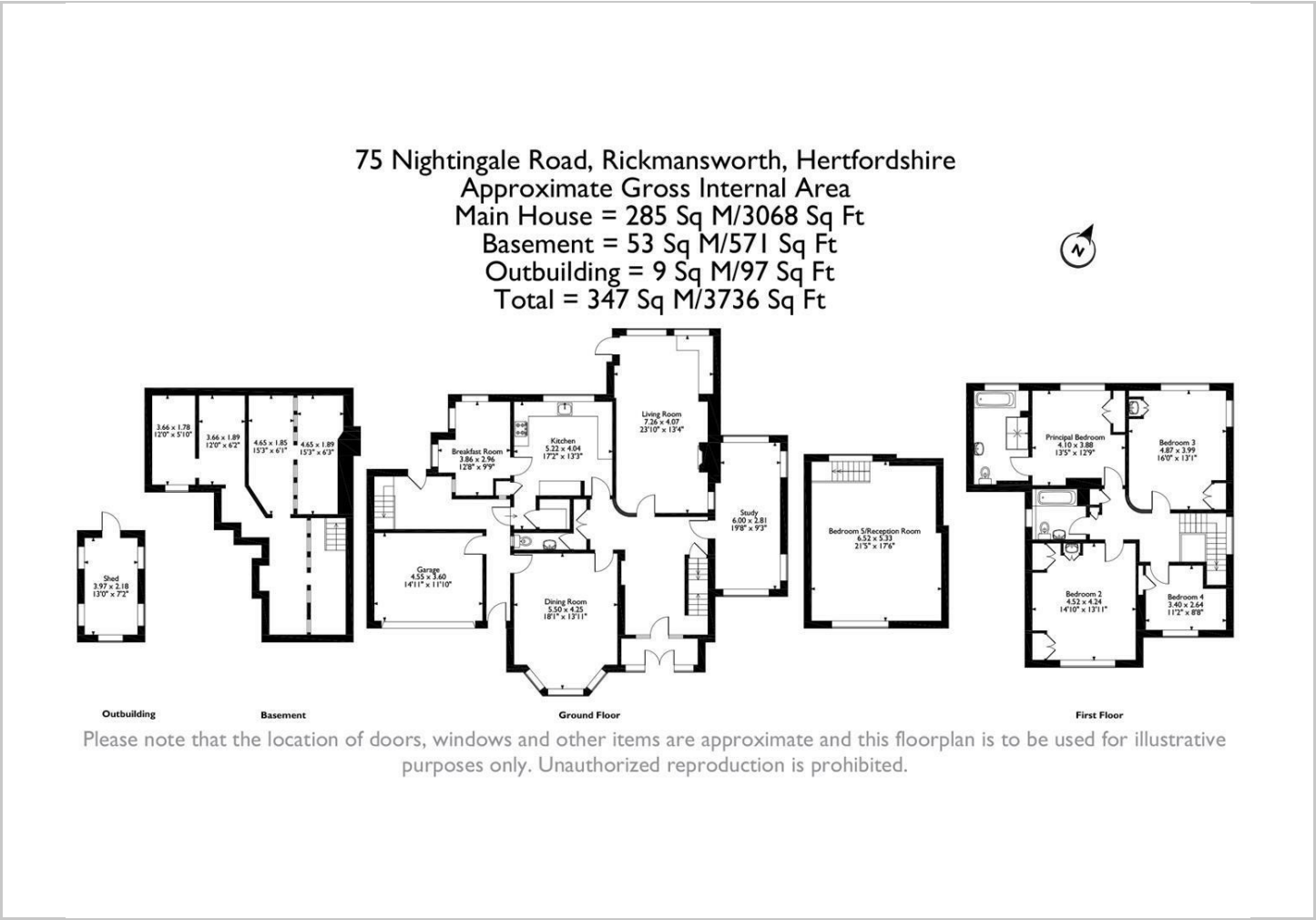
COUNCIL:

Three Rivers DC





Floor Plans



Viewings

Please contact our John Roberts & Co Office on 01923 285 123 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

