

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8YL



## Guide Price £900,000 Freehold 4 Bedroom Detached House

A well extended 1,826 sq ft FOUR BEDROOM DETACHED FAMILY HOUSE, located in a popular residential area.

- NO CHAIN
- LIVING ROOM
- DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- FAMILY ROOM
- STUDY
- FOUR BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- FAMILY BATHROOM
- GARDEN
- DRIVEWAY

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A welcoming entrance hall provides access to the ground floor rooms. There is a good sized living room to the front that flows into a rear dining room. From here, there is access to a modern kitchen/breakfast room, following on to a utility room and downstairs shower room. There are two further reception rooms, currently being used as a family room and study.

To the first floor are four large bedrooms, two of which have the added benefit of en-suite shower rooms. There is also a four-piece family bathroom with double sink. To the rear is a large private garden, made up of a combination of lawn and patio, and there is a large driveway to the front, with parking for multiple vehicles.

This property is positioned approximately 1 ½ miles west from Rickmansworth's Metropolitan/Chiltern Line station and Town Centre, the M25 can be reached via a short drive to Junction 17. There are local shops with bus routes servicing the Uxbridge Road. There are recreational facilities in the Colne Valley, and local schooling nearby.

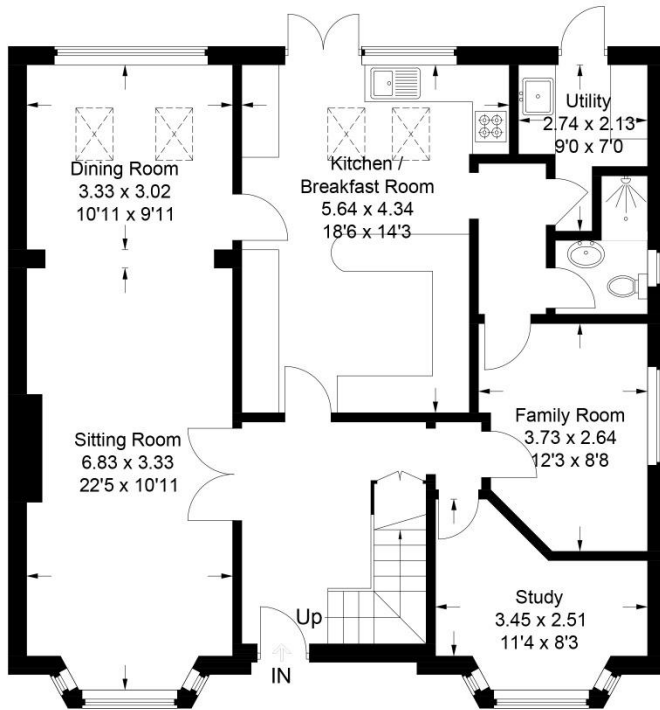
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1826 Sq ft / 169.6 Sqm
- Nearest Station: 1.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



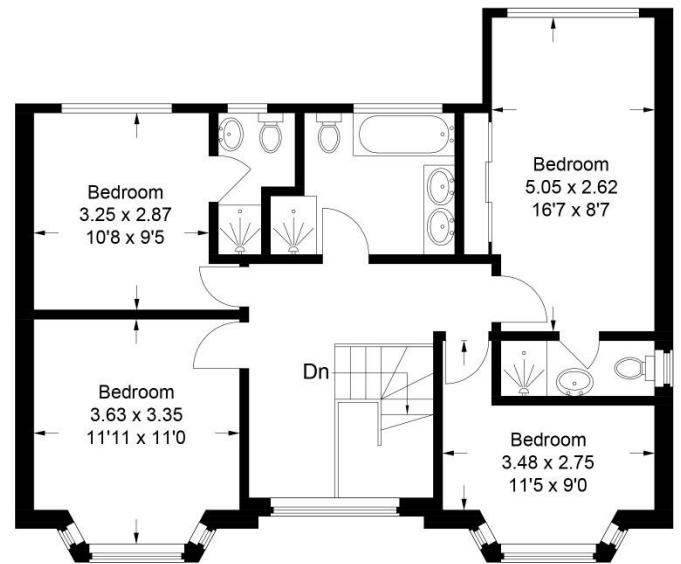
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Approximate Gross Internal Area  
 Ground Floor = 98.9 sq m / 1,065 sq ft  
 First Floor = 70.7 sq m / 761 sq ft  
 Total = 169.6 sq m / 1,826 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**VIEWING:** Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

**PLEASE NOTE** It is not always possible to confirm the working order of the central heating at the time of our inspection, nor the working order of appliances included within the sale, therefore we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase, survey, or solicitors' costs.

**FIXTURES & FITTINGS:** Please note that nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired/plumbed in or not), gas fires or light fittings or any other fixtures are included within the purchase, unless otherwise stated.

NB. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

