

Highfield Way, Rickmansworth, Hertfordshire, WD3 7PR



£975,000 Freehold
3 Double Bedroom Semi Detached House

We are delighted to present this THREE DOUBLE BEDROOM SEMI DETACHED HOUSE, situated in the sought after Cedars Estate.

- LIVING ROOM
- OPEN PLAN KITCHEN / DINING ROOM
- STUDY
- UTILITY ROOM
- WETROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- CONSERVATORY
- LARGE GARDEN
- DRIVEWAY
- EXTERIOR INSULATION

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The ground floor of this property comprises of a welcoming entrance hall with double doors that lead into the living room benefitting from a feature fireplace. From here, there is access into a massive kitchen/breakfast room. To the rear of the property is a conservatory. A wet room, utility room and study complete this floor.

To the first floor are three good-sized double bedrooms, two of which benefit from ample storage, as well as a bathroom and a separate W.C. To the front of the property is a driveway with space for two vehicles. To the rear is a large garden, made up of a combination of lawn and patio with shrub borders. At the bottom of the garden there is a good-sized shed.

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.

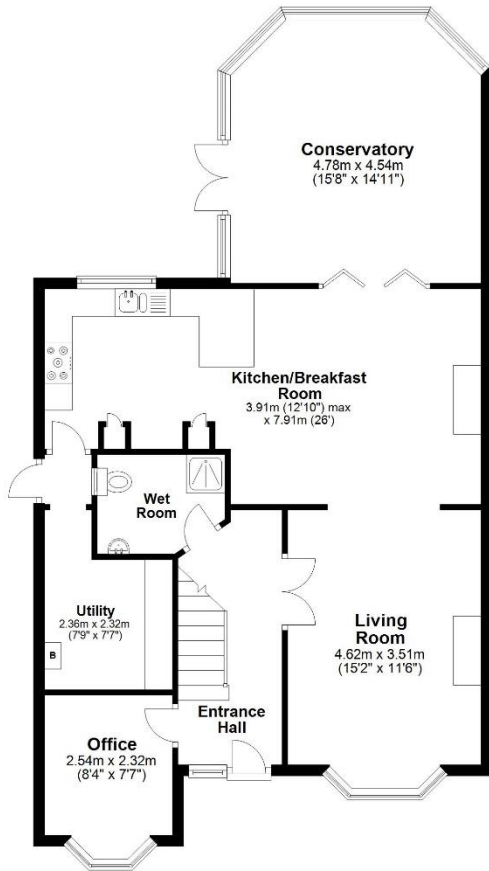
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1644.0 Sq ft / 152.7 Sqm
- Nearest Station: 0.7 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Ground Floor
Approx. 92.7 sq. metres (997.7 sq. feet)



First Floor
Approx. 60.0 sq. metres (646.3 sq. feet)



Total area: approx. 152.7 sq. metres (1644.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

