

Eastwick Crescent, Rickmansworth, Hertfordshire, WD3 8YJ



£900,000 Freehold
4 Bedroom Detached House

A spacious FOUR BEDROOM DETACHED HOUSE, perfectly situated in a quiet cul-de-sac. An internal viewing is highly recommended.

- SPACIOUS LIVING ROOM
- OFFICE
- MODERN KITCHEN
- DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- FOUR DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- FAMILY BATHROOM
- CONSERVATORY
- WALK-THROUGH WARDROBE TO MASTER BEDROOM
- WELL MAINTAINED REAR GARDEN
- GARDEN ROOM
- OUTSIDE STORE
- GARAGE

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The property offers a very spacious living room with a conservatory opening out to the rear garden. There is an office, a modern fitted kitchen, and a dining room. There is a separate utility room leading to a convenient downstairs shower room.

The master bedroom has a walk-through wardrobe and an en-suite shower room. There are three further double bedrooms and a modern family bathroom.

The rear garden is well maintained and has the added benefit of a garden room and outside storeroom. The front has a private driveway with parking for up to 2-3 cars and a garage.

Situated in this popular residential crescent off Long Lane, approximately 1½ miles to the west of Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is reached via a short drive to Junction 17, whilst the nearby Uxbridge Road facilitates bus routes and shopping parades.

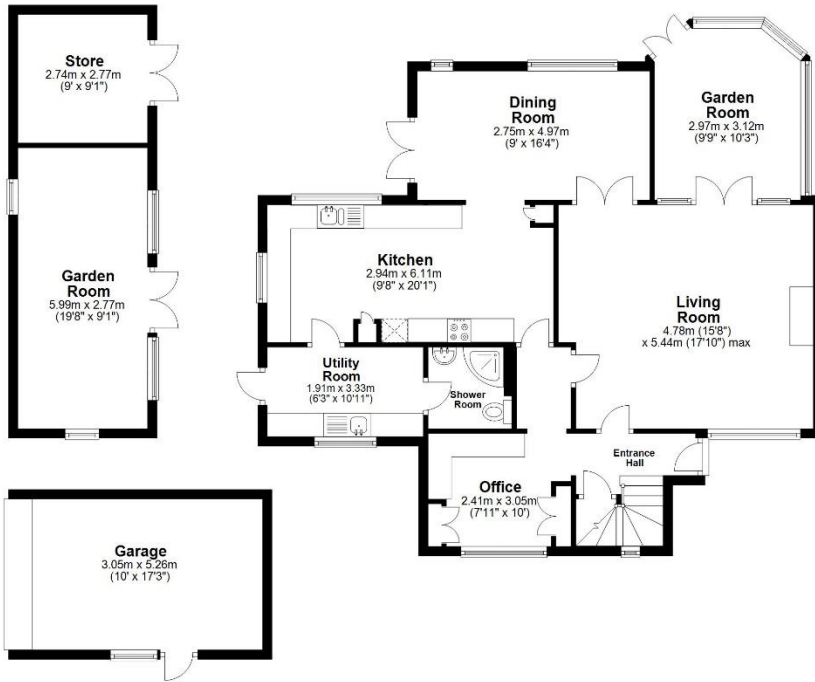
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 2198.1 Sq ft / 204.2 Sqm
- Nearest Station: 1.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



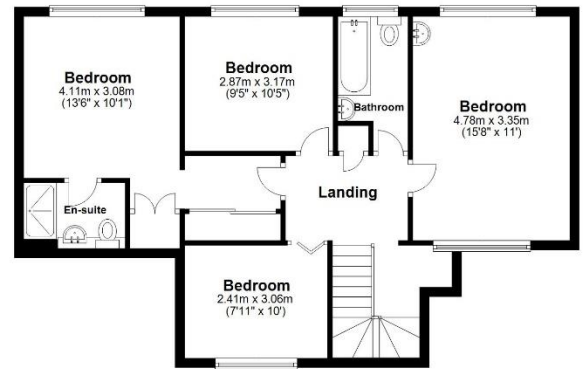
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Ground Floor
Approx. 135.7 sq. metres (1460.2 sq. feet)



First Floor
Approx. 68.6 sq. metres (737.9 sq. feet)



Total area: approx. 204.2 sq. metres (2198.1 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		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

