

Whitfield Way, Rickmansworth, Hertfordshire, WD3 8QS



£595,000 Freehold
3 Bedroom Semi Detached House

A RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED HOUSE situated in a quiet residential road.

- THREE BEDROOMS
- MODERN KITCHEN/DINER
- LIVING ROOM
- RECENTLY RENOVATED BATHROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY
- LARGE GARDEN
- POTENTIAL TO EXTEND (STPP)

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The ground floor of this property comprises of a spacious entrance hall that leads into both the large, south facing living room and modern, open plan kitchen/diner. To the rear of the house is a useful cloakroom, utility room and downstairs W.C.

On the first floor are three good-sized bedrooms, two of which benefit from built-in storage. There is also a three piece family bathroom suite. To the front of the property is a private driveway with space for multiple vehicles. To the rear of the house is a garden, made up of a combination of lawn and patio with some shrub borders.

Positioned in this residential crescent, approximately 1.6 miles west from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station, whilst the M25 can be reached via a drive to junction 17. There is local shopping on the Uxbridge Road and schools nearby, whilst bus routes service Springwell Avenue to the South.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2081.83 (2023-2024)
- Approx. Floor Area: 1045.3 Sq ft / 97.1 Sqm
- Nearest Station: 1.5 miles Rickmansworth Station – Metropolitan/Chiltern Line

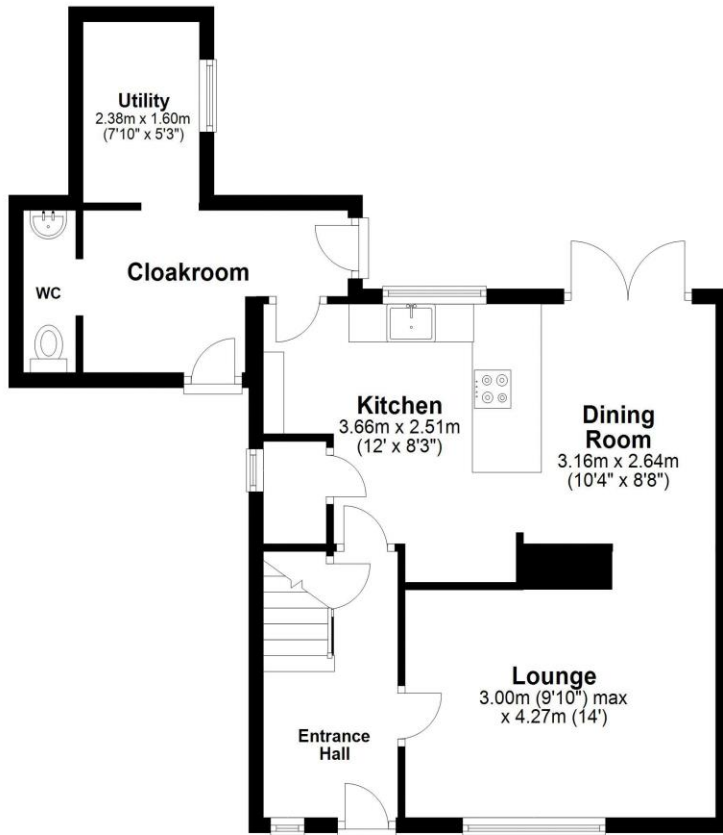


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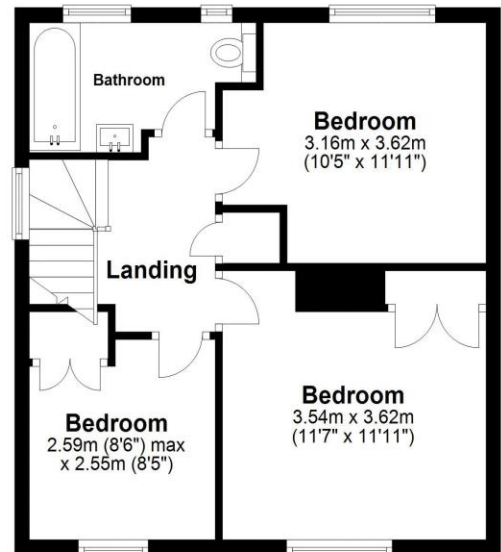
Ground Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 97.1 sq. metres (1045.3 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 | | 85 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |