

Watford Road, Rickmansworth, Hertfordshire, WD3 3BJ



£895,000 Freehold

4 Bedroom Semi Detached House

A FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE, situated within catchment of Harvey Road Primary School and Rickmansworth High School.

- FOUR DOUBLE BEDROOMS
- MODERN KITCHEN/DINING ROOM
- FAMILY ROOM
- OFFICE
- UTILITY ROOM
- EN-SUITE
- LARGE LIVING ROOM
- FOUR PIECE BATHROOM SUITE
- IN CATCHMENT FOR OUTSTANDING SCHOOLS

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On the ground floor of this property is a welcoming entrance hall that leads into all of the downstairs rooms. To the front is a good sized living room with double doors that leads into the family/dining room. To the rear is a modern, open plan kitchen/dining room. A large office, utility room and downstairs cloakroom complete this floor.

Upstairs are four large double bedrooms. Bedroom one benefits from an en-suite and bedroom two has the plumbing installed for one to be built. There is also a recently renovated four piece family bathroom suite. Externally, to the front is a driveway, with space for up to three vehicles. There is a large rear garden, made up of a combination of lawn and patio with some shrub borders.

Situated close to local shopping amenities and Croxley Green Metropolitan Line Station. It is also a short drive to Rickmansworth Town Centre and approximately 2 miles from Watford Town Centre with easy access to both Rickmansworth and Watford's Metropolitan and British Rail Line stations.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2556.88 (2023-2024)
- Approx. Floor Area: 1942.6 Sq ft / 180.5 Sqm
- Nearest Station: 0.5 miles Croxley Green Station – Metropolitan Line

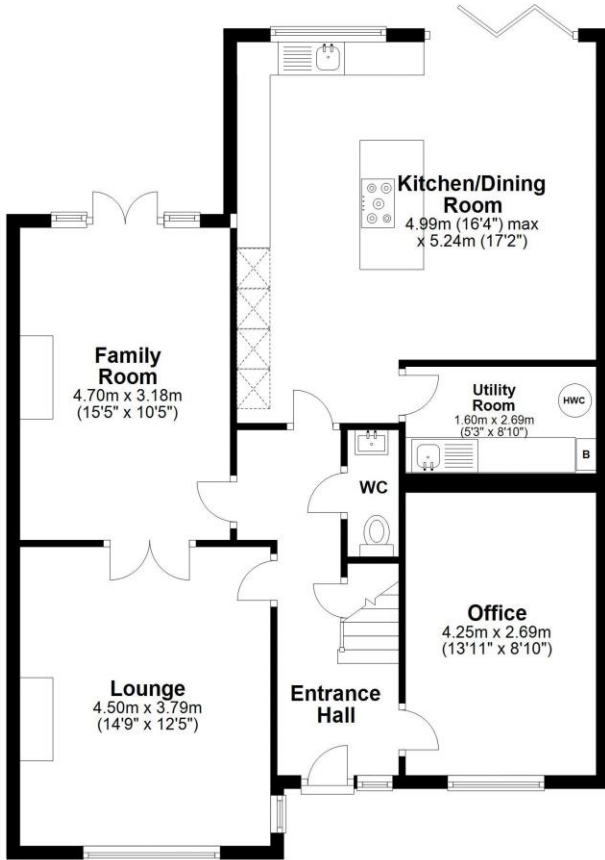


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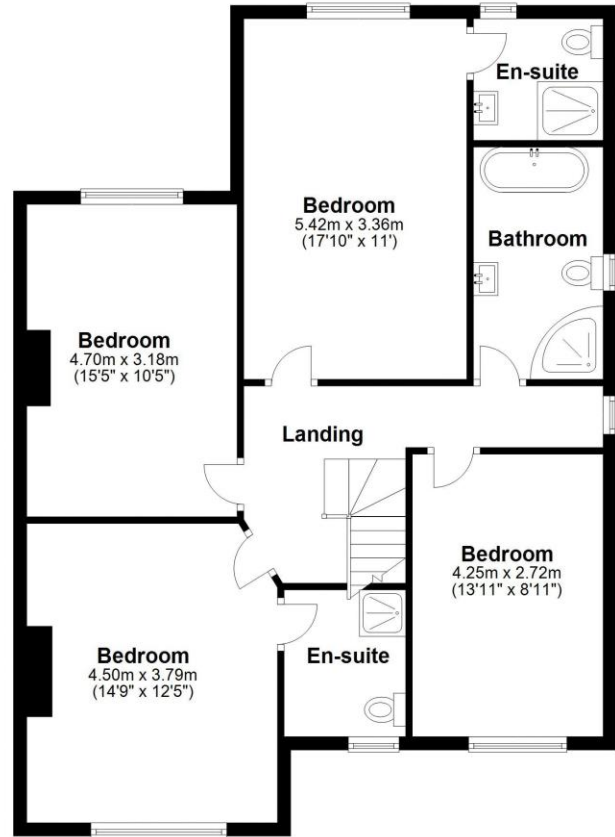
Ground Floor

Approx. 90.4 sq. metres (973.0 sq. feet)



First Floor

Approx. 90.1 sq. metres (969.6 sq. feet)



Total area: approx. 180.5 sq. metres (1942.6 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		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		