



- THREE Bedroom Family Home
- 18ft Reception Room
- Downstairs W/C
- Gas Central Heating
- Off Street Parking

- Quiet Cul-De-Sac
- Modern Fitted Kitchen
- Garden With Patio
- Garage
- EPC Rating C

A modern THREE bedroom end of terrace property located in a quiet cul-de-sac on the popular Penn Heights development in Rickmansworth.

Refurbished last year, the accommodation comprises; an entrance hall, downstairs cloakroom, recently fitted kitchen with appliances, spacious 18ft reception room with patio doors onto garden, main bedroom with built-in wardrobes & en-suite shower room, two further bedrooms and luxury bathroom.

Further benefits include; gas central heating, double glazing, wood flooring and recently fitted carpets. There is off street parking to the front of the property (in front of the garage) for approximately two cars and an enclosed garden to the rear with patio area with access to the adjoining garage.

Located within close proximity of popular local schools and Rickmansworth station (Chiltern line) and William Penn Leisure Centre.

Available immediately unfurnished.

Rent: £2,450 PCM

Deposit: £2,826.92 (5 weeks' rent)

Holding deposit: 1 week's rent £565.38 (which will be used towards the remaining move-in money due)

Length of tenancy: Minimum 12 months

Local authority: South Three Rivers

Council tax band: E

Internet Speed: Download - (up to) Ultrafast 1800 Mbps

Upload - (up to) 220 Mbps

Mobile Coverage:

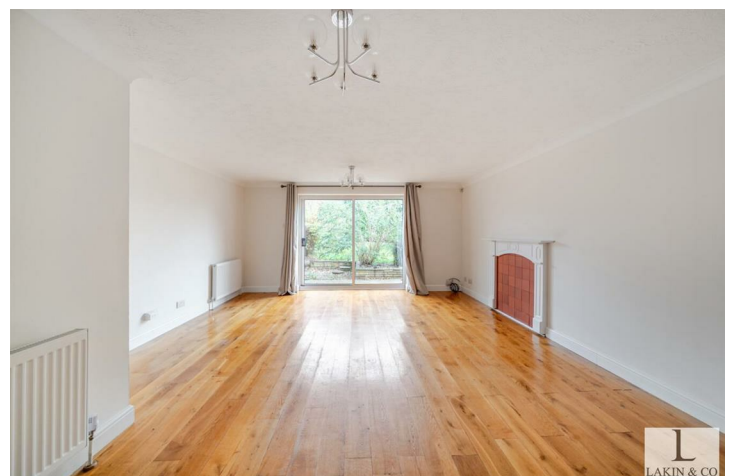
EE - Good outdoor and in-home

Three - Good outdoor and in-home

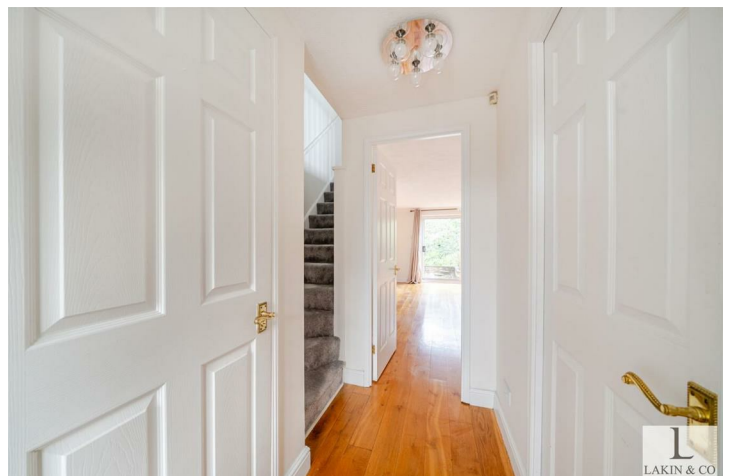
O2 - Good outdoor

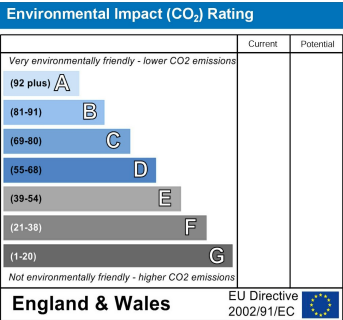
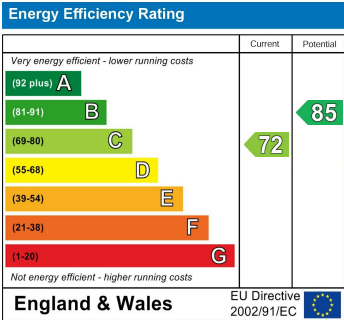
Vodafone - Good outdoor, variable in-home

*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org/>









Broughton Way, Rickmansworth, WD3

Approximate Area = 870 sq ft / 80.8 sq m

Garage = 174 sq ft / 16.1 sq m

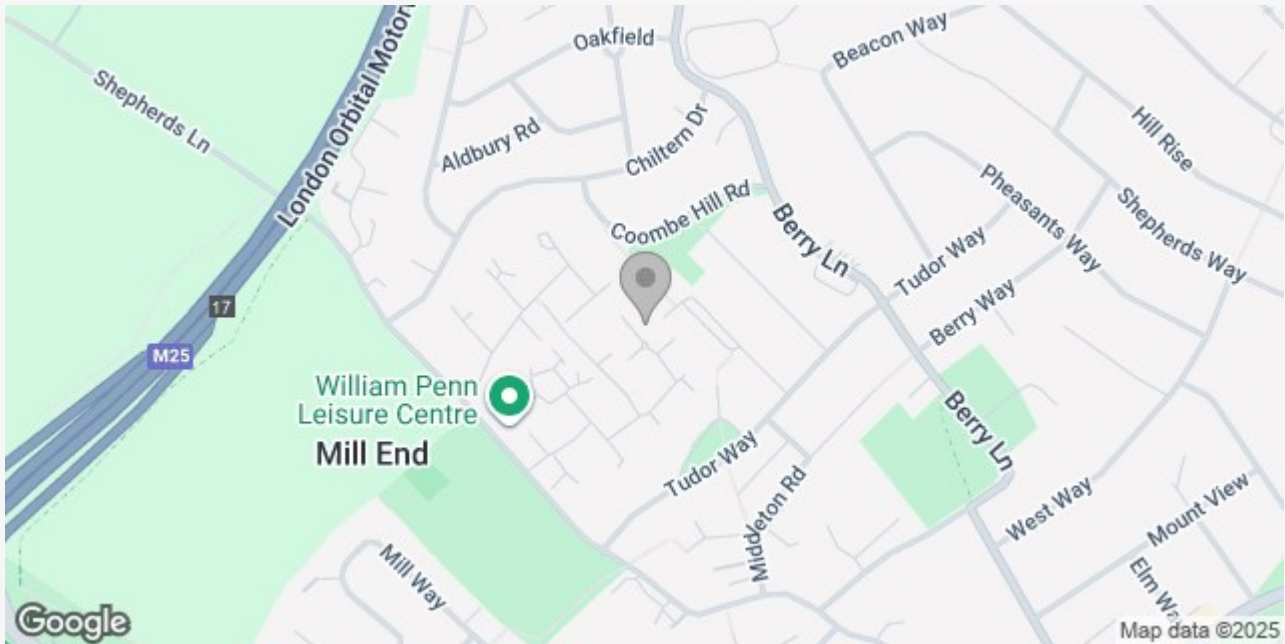
Total = 1044 sq ft / 96.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF: 1383011

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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