

Sherfield Avenue, Rickmansworth, Hertfordshire, WD3 1NQ



£845,000 Freehold

## 3 / 4 Bedroom Semi Detached Family Home

Accessed via its own driveway, this beautiful three / four bedroom semi detached family home is situated conveniently near Rickmansworth Town Centre and the Rickmansworth Aquadrome nature reserve.

- MODERN KITCHEN
- UTILITY ROOM
- RECEPTION ROOM
- BEDROOM 4 / RECEPTION
- GROUND FLOOR WC
- GROUND FLOOR SHOWER ROOM
- CONSERVATORY
- THREE BEDROOMS
- FAMILY BATHROOM



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The property boasts a double aspect reception room, kitchen, utility, downstairs WC, bedroom 4 / reception room with en-suite shower room and a rear conservatory.

To the first floor, there are three bedrooms served by a family bathroom. The property is complemented with a well maintained rear garden, mainly laid to lawn with patio and a detached multi-purpose out house.

Situated in this desirable residential area, approximately a 3/4 of a mile from Rickmansworth Town Centre and Metropolitan/Chiltern Line station. Bus routes and Tesco service the nearby Harefield Road, whilst there is a primary school in Stockers Farm Road. The M25 can be reached via a drive to Junctions 17 or 18. The area leisure pursuits for golfers, equestrians and water sports enthusiasts at the nearby Aquadrome.

- Local Authority: Three Rivers District Council
- Council Tax: Band: F £2776.00 (2021 -2022)
- Approx floor area: 1364 Sq ft / 127 Sqm
- Nearest Station: .0.8 miles / 1.3 km Rickmansworth Station – Chiltern & Metropolitan Line

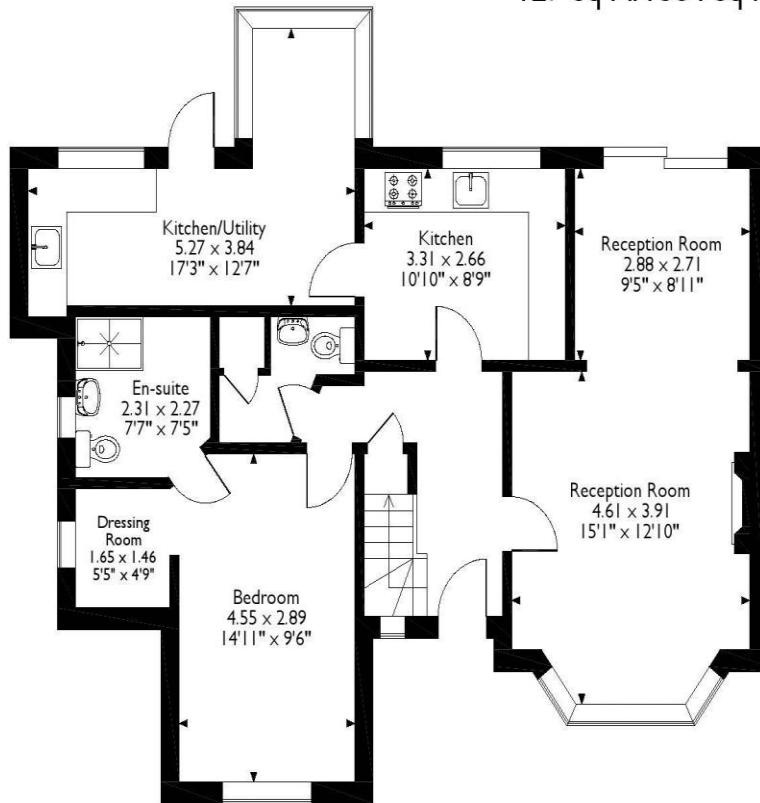




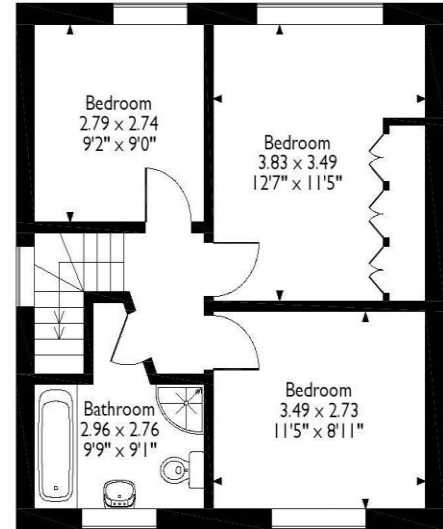
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**Sherfield Avenue, Rickmansworth**  
Approximate Gross Internal Area  
127 Sq M/1364 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**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		80   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		