

Shepherds Way, Rickmansworth, Hertfordshire, WD3 7NL



£1,195,000 Freehold 3 Bedroom Detached House

A three double bedroom detached house occupying a large mature plot and presented in good condition throughout.

- GROUND FLOOR CLOAKROOM
- 24' LIVING ROOM
- DINING ROOM
- 20' FITTED KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- UTILITY ROOM
- THREE DOUBLE BEDROOMS
- MAIN BEDROOM – DRESSING AREA & ENSUITE
- FAMILY BATHROOM
- MATURE GARDENS
- PRIVATE DRIVEWAY 2-3 CARS
- GARAGE

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The property has as a deep entrance hall with staircase to first floor and ground floor cloakroom. The main living area is 24' long with double doors leading to a large 20' conservatory. This overlooks the garden with double doors leading to the patio and door to a useful utility room. There is a well fitted kitchen/breakfast room which is 20' long with double doors leading to patio and garden and door to separate dining room to the front.

To the first floor is a 24' main bedroom with dressing area with ensuite shower room. There are two further double bedrooms to front and rear as well as a family bathroom.

The front garden is well established with mature trees and hedgerow borders with a block paved private driveway with parking for 2-3 cars and access to garage via own driveway. To the rear is a well stocked and large garden with paved patio and steps leading down to large area of lawn with shrubbed and flowered borders.

Positioned in this sought after residential area in the Upper Cedars Estate and only a short distance from Rickmansworth's Town Centre and Metropolitan/Chiltern Line Station. Bus routes and shopping parades service the nearby Uxbridge Road & Tudor Way, whilst the M25 can be accessed via Junctions 17 and 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band: G £3203.00 (2021 -2022)
- Approx floor area: 2013.6 Sq ft / 187.1 Sqm
- Nearest Station: 0.8 miles / 1.3km Rickmansworth Station – Chiltern & Metropolitan Line

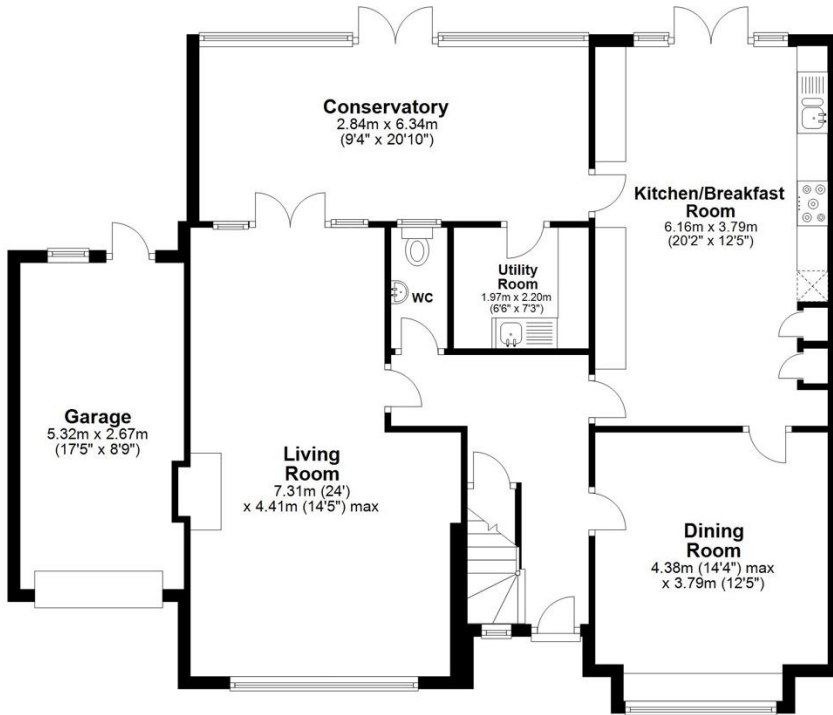


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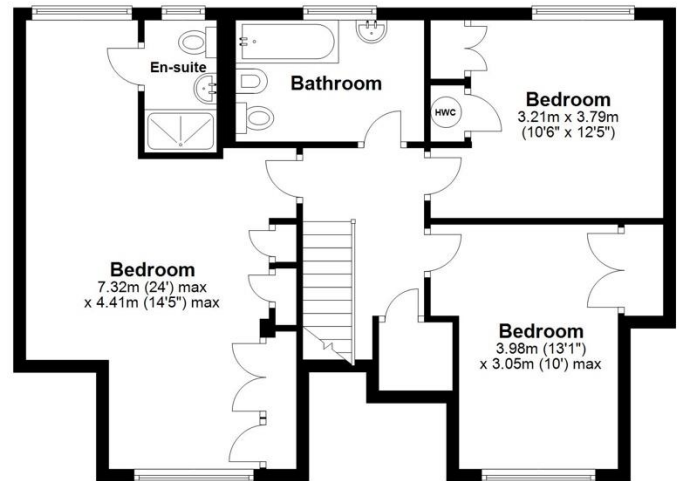
Ground Floor

Approx. 119.5 sq. metres (1286.8 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.8 sq. feet)



Total area: approx. 187.1 sq. metres (2013.6 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		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		