

The Cloisters, Rickmansworth, Hertfordshire, WD3 1HL



£1,225,000 Freehold
4 Bedroom Detached House

A well presented FOUR BEDROOM DETACHED HOUSE, situated in this prime town centre location.

- FOUR BEDROOMS
- LIVING/DINING ROOM
- STUDY
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO BEDROOM ONE
- DOUBLE GARAGE
- UTILITY ROOM
- DRIVEWAY
- FAMILY BATHROOM

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The ground floor of this property comprises of a spacious entrance hall, from here there is access into the L shaped living/dining room which runs for the entire depth of the property. To the rear of the property is a good sized kitchen/breakfast room, and a utility room. A study and cloakroom complete this floor.

The first-floor features four large bedrooms all of which have ample built-in storage. Bedroom one even benefits from an en-suite. There is also a three piece family bathroom suite. To the front of the property is a large driveway with space for several vehicles. The property also features an integrated double garage. To the rear of the property is a large garden, made up of a combination of lawn and patio, with well-maintained shrub borders.

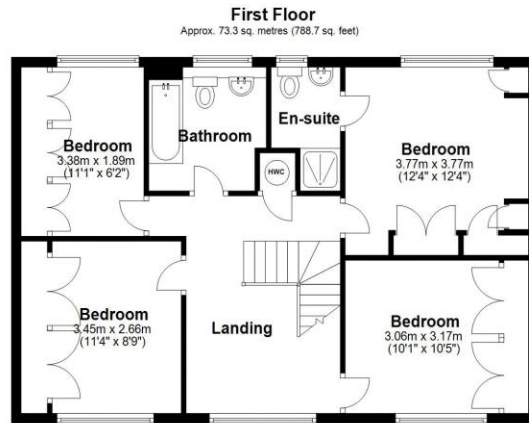
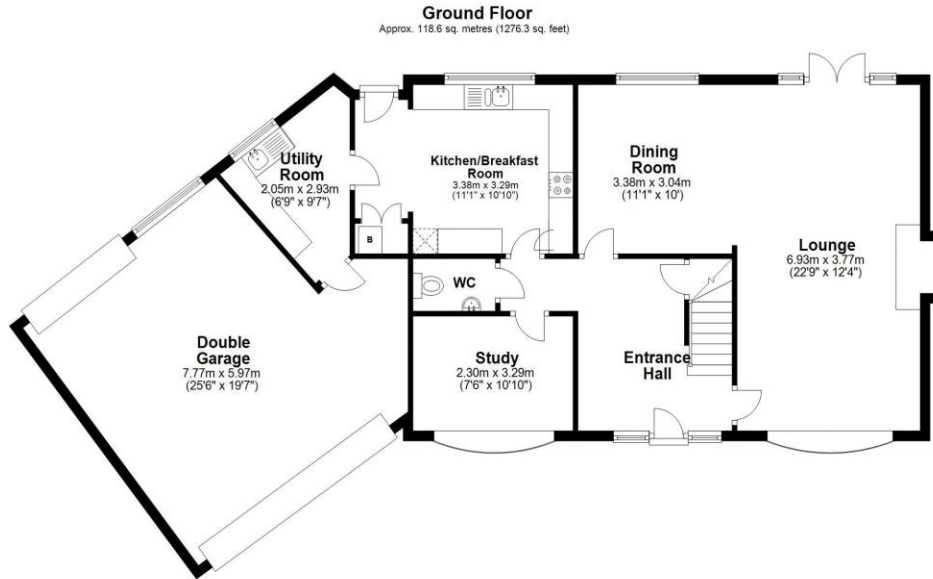
Positioned in this sought after residential area, a quiet, pleasant crescent just off the High Street approximately a five minute walk from Rickmansworth's Metropolitan/Chiltern Line station and Town Centre. The M25 can be reached via a drive to Junction 17 or 18. The Watersmeet Theatre is a stone's throw away and the house is not far from the Aquadrome.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3007.10 (2023-2024)
- Approx. Floor Area: 2065 Sq ft / 191.8 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Total area: approx. 191.8 sq. metres (2065.0 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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		