

The Cloisters, Rickmansworth, Hertfordshire, WD3 1HL



£1,200,000 Freehold
4 Bedroom Detached House

A chain free, well-presented FOUR BEDROOM DETACHED HOUSE, situated in this prime Town Centre location.

- NO CHAIN
- SPACIOUS L-SHAPED LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- STUDY
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- EN-SUITE TO BEDROOM ONE
- FAMILY BATHROOM
- LARGE REAR GARDEN
- DOUBLE GARAGE
- DRIVEWAY FOR SEVERAL CARS

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There is an L-shaped living/dining room which runs for the entire depth of the property, a study overlooking the front and a good-sized kitchen/breakfast room to the rear. There is a convenient utility room, providing internal access to the double garage and a downstairs cloakroom.

The first-floor features four generously sized bedrooms all of which have ample built-in storage and a family bathroom. Bedroom one also benefits from an en-suite shower room.

To the rear of the property is a large garden, made up of a combination of lawn and patio, with well-maintained shrubbed borders. To the front of the property is a lovely area of lawn with shrubbed border and a substantial driveway with space for several vehicles. The integrated double garage can also be accessed via the front.

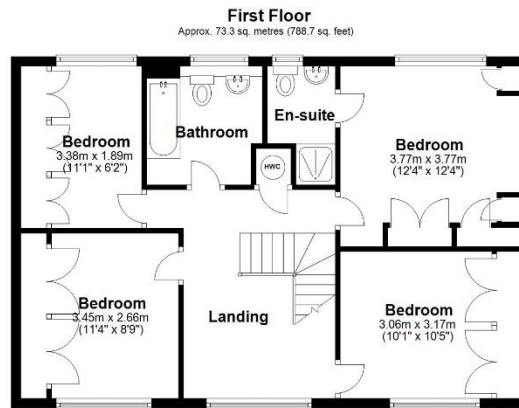
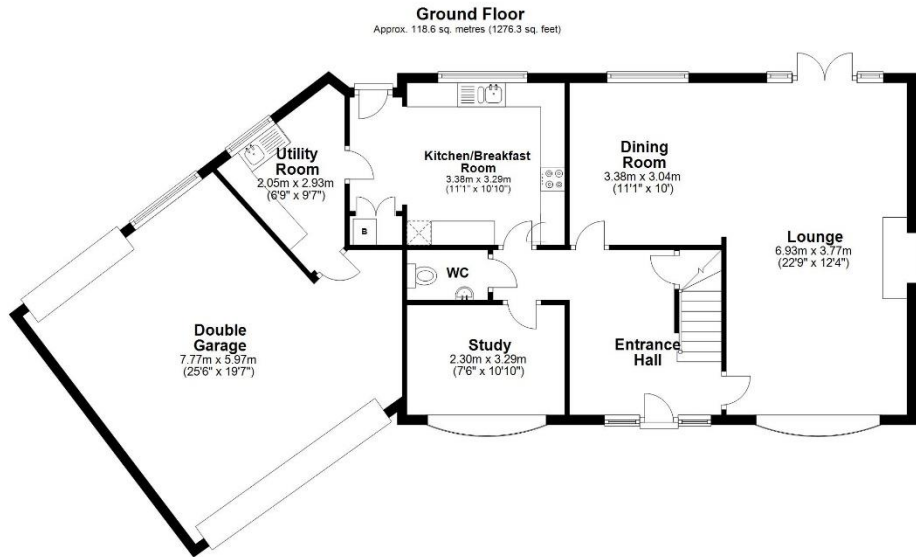
Positioned in this sought after residential area, a quiet and pleasant crescent just off the High Street approximately a five-minute walk from Rickmansworth's Metropolitan/Chiltern Line station and Town Centre. The M25 can be reached via a drive to Junction 17 or 18. The Watersmeet Theatre is a stone's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

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 2065.0 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		