

Tudor Way, Rickmansworth, Hertfordshire, WD3 8HT



Guide Price £685,000 Freehold
4 Bedroom Semi Detached House

A well positioned FOUR BEDROOM SEMI-DETACHED HOME, situated just a stones throw away from local amenities.

- LIVING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- LARGE STOREROOM
- DOWNSTAIRS CLOAKROOM
- DOWNSTAIRS BEDROOM/RECEPTION ROOM
- THREE FIRST FLOOR BEDROOMS
- FAMILY BATHROOM
- SECOND FLOOR BEDROOM AND SHOWER ROOM
- CONSERVATORY
- GARDEN WITH SHED
- DRIVEWAY

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The accommodation comprises of a welcoming entrance hallway with a well-presented front aspect living room. A door off the hallway also provides access to a good-sized kitchen/dining room, with double doors that open into a bright conservatory. Also accessed from the kitchen is a utility room with a large storage cupboard and downstairs cloakroom. A downstairs bedroom/reception room completes this floor.

On the first floor are three bedrooms as well as a four-piece bathroom suite that benefits from a Japanese soaking bath. The master bedroom is on the second floor and has the added benefit of ample built-in storage and a shower room.

To the front of the property is a driveway with space for multiple vehicles. To the rear is a large garden made up of a combination of patio and lawn, with some shrub borders and a shed.

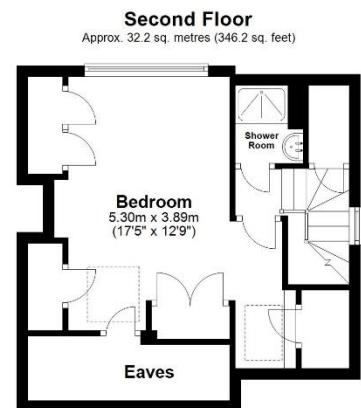
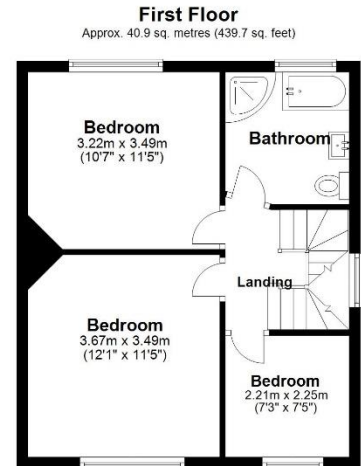
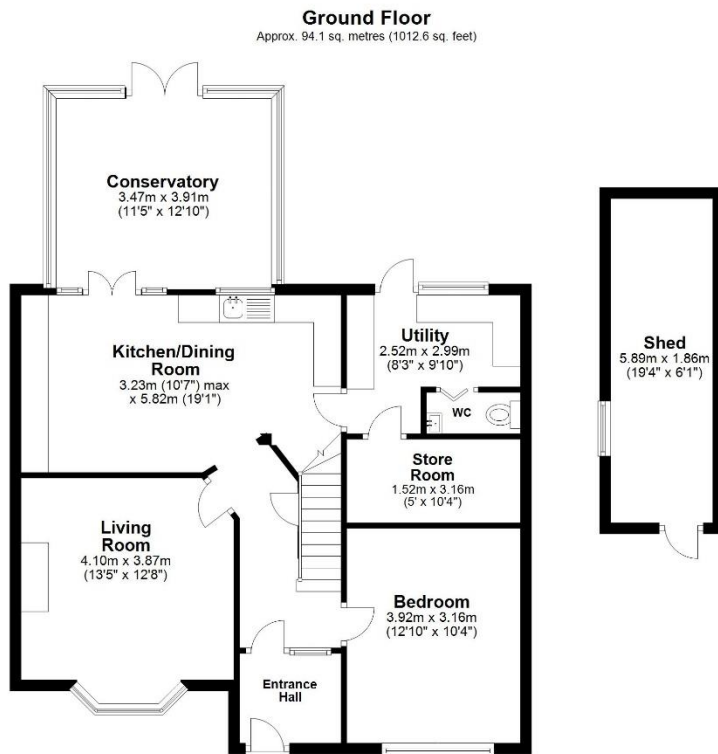
The property is positioned in a popular residential area with a local shopping parade less than 200 metres away. Local bus routes are also close by along with the William Penn Leisure Centre, public playing fields and recreation ground. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station are also within one and a half miles and Junction 17 of the M25 is a short drive away.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 1798.5 Sq ft / 167.1 Sqm
- Nearest Station: 1.2 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Total area: approx. 167.1 sq. metres (1798.5 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		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

