

Eastwick Crescent, Rickmansworth, Hertfordshire, WD3 8YJ



£785,000 Freehold
4 Bedroom Detached House

We are delighted to bring to the market this FOUR BEDROOM DETACHED HOUSE, perfectly situated in a cul-de-sac ideal for families and professional couples.

- SPACIOUS LIVING ROOM
- FITTED KITCHEN/DINING ROOM
- GENEROUS SIZED UTILITY ROOM
- STUDY/THIRD RECEPTION ROOM
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- LARGE DOUBLE 37' GARAGE
- PRIVATE DRIVEWAY WITH PARKING FOR 2-3 CARS

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The property offers a spacious living room, a fitted kitchen/dining area leading to a separate utility room. There is also the added benefit of a downstairs shower room. The first floor offers four bedrooms and a modern family bathroom.

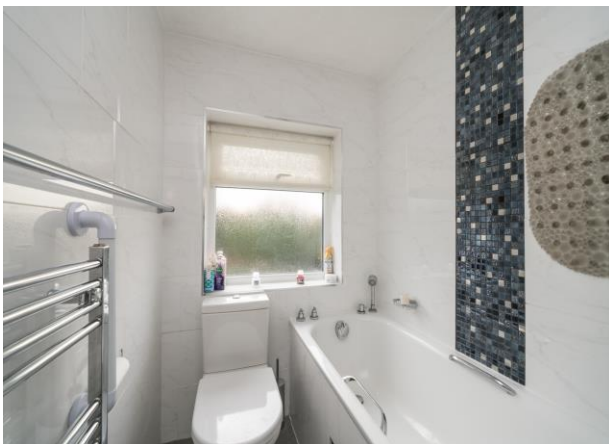
The beautifully landscaped rear garden has a paved patio leading to a verdant garden. The front offers a private driveway with parking for up to 2-3 cars and leads to a large double garage.

Situated in this popular residential crescent off Long Lane, approximately 1½ miles to the west of Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is reached via a short drive to Junction 17, whilst the nearby Uxbridge Road facilitates bus routes and shopping parades.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1597 Sq ft / 148.3 Sqm
- Nearest Station: 1.4 miles Rickmansworth Station – Metropolitan/Chiltern Line

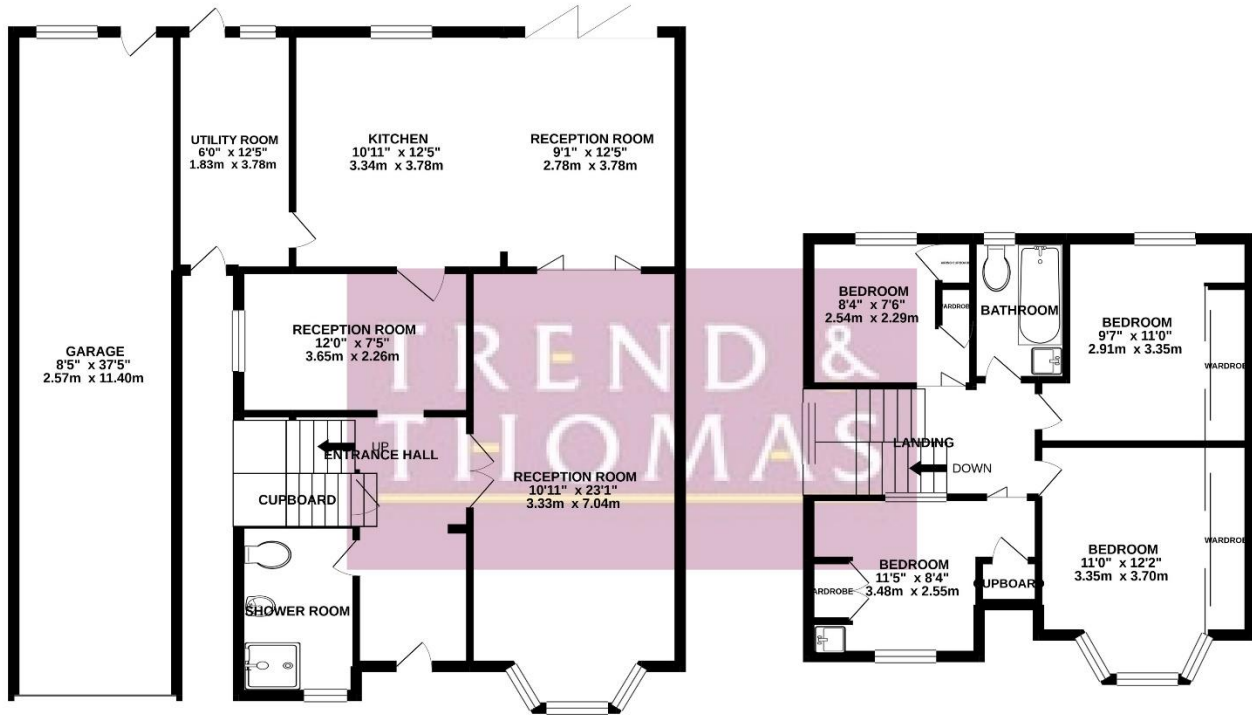


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GROUND FLOOR
1107 sq.ft. (102.9 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1597 sq.ft. (148.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	61 D	
39-54	E		
21-38	F		
1-20	G		

