

Watford Road, Rickmansworth, Hertfordshire, WD3 3BP



£995,000 Freehold
4 Bedroom Detached House

A well located FOUR BEDROOM DETACHED HOUSE, with large driveway and great potential to extend (STPP).

- FOUR BEDROOMS
- MORNING ROOM
- LIVING ROOM
- DRIVEWAY
- KITCHEN
- DINING ROOM
- POTENTIAL TO EXTEND (STPP)
- BATHROOM
- DOWNSTAIRS SHOWER ROOM
- PRIVATE GARDEN
- GARAGE

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The ground floor of this property comprises of a welcoming entrance hallway, with a bright dining room to the front. To the rear is a good sized living room with a feature fireplace. There is a further reception room leading into the kitchen. A shower room completes this floor.

On the first floor are four good-sized bedrooms, the master benefits from ample built in storage. There is a family bathroom with a separate toilet. Externally is a private driveway to the front with space for multiple vehicles as well as a garage. To the rear is a large garden, made up of a combination of lawn and shrub borders.

Situated close to local shopping amenities and Croxley Green Metropolitan Line Station. It is also a short drive to Rickmansworth Town Centre and approximately 2 miles from Watford Town Centre with easy access to both Rickmansworth and Watford's Metropolitan and British Rail Line stations. The property also benefits from being within catchment of Rickmansworth High School and Harvey Road Primary School.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3,021.77 (2023-2024)
- Approx. Floor Area: 1,581 Sq ft / 147 Sqm
- Nearest Station: 0.4 miles Croxley Green Station – Metropolitan Line



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Approximate Gross Internal Area
 Ground Floor = 64.6 sq m / 695 sq ft
 First Floor = 67.3 sq m / 724 sq ft
 Garage = 15.1 sq m / 162 sq ft
 Total = 147 sq m / 1,581 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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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		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		