

Quickwood Close, Rickmansworth, Hertfordshire, WD3 8LU



OIEO £700,000 Freehold
3 Bedroom Semi Detached House

A well-presented THREE BEDROOM SEMI DETACHED HOUSE, situated on a quiet, secluded close. This family home has a modern style, and an internal viewing is recommended.

- LIVING/DINING ROOM
- MODERN KITCHEN
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN WITH ATTRACTIVE GLASS PERGOLA FEATURE
- DRIVEWAY WITH SPACE FOR 2-3 CARS
- PLANNING PERMISSION GRANTED

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The entrance porch leads directly into a modern fitted kitchen and open plan living/dining room with double doors to the rear garden. There is a convenient downstairs cloakroom and additional door to the rear garden next to the kitchen. The first floor has three good-sized bedrooms and a family bathroom.

The rear garden has a stone paved patio area with a wooden storage shed, a good-sized area of lawn with a path leading down the middle to a stunning glass pergola/outhouse feature. The front of the property benefits from a large driveway with space for 2-3 cars. Planning permission has been granted for a rear and side extension.

Situated within walking distance of local shopping parades. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station is approximately 1.5 miles away, whilst schools and bus routes service nearby Berry Lane. The M25 at junction 17 can be reached via a short drive.

- Local Authority: Three Rivers District Council
- Council Tax: Band D Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 1306 Sq ft / 121.3 Sqm
- Nearest Station: 1.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 44.1 sq m / 475 sq ft
 First Floor = 39.5 sq m / 425 sq ft
 Shed / Glass House = 37.7 sq m / 406 sq ft
 Total = 121.3 sq m / 1,306 sq ft

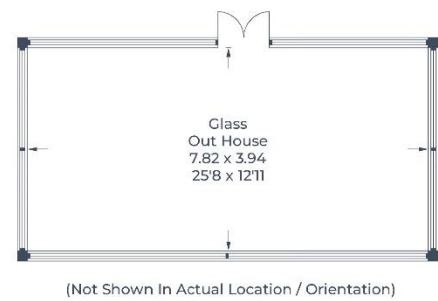
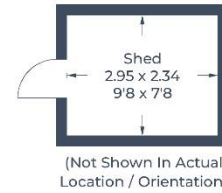
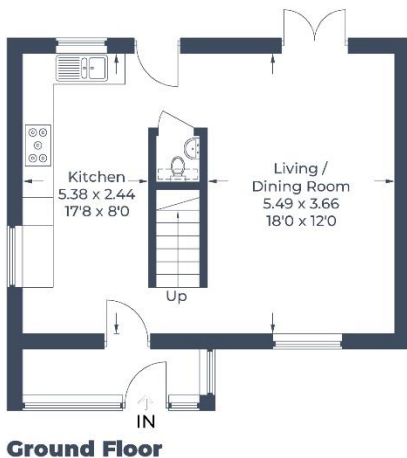


Illustration for identification purposes only, measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		