

Townfield, Rickmansworth, Hertfordshire, WD3 7DD



**£750,000 Freehold**  
**4/5 Bedroom End Terrace House**

A SPACIOUS FOUR/FIVE BEDROOM END OF TERRACE TOWNHOUSE, located in a quiet cul-de-sac, close to both the train station and Rickmansworth Town Centre.

- FRONT RECEPTION ROOM
- DOWNSTAIRS CLOAKROOM
- SPACIOUS KITCHEN/DINING ROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- DRESSING ROOM/FIFTH BEDROOM
- REAR GARDEN
- PRIVATE DRIVEWAY AND PARKING
- TOWN CENTRE LOCATION

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The entrance porch provides access to a downstairs cloakroom and the front reception room. At the rear of the front reception room is a door leading to a beautifully presented kitchen/dining room.

The first floor offers two good-sized bedrooms overlooking the front and the rear. The second floor has two further bedrooms with en-suite shower room off bedroom one and a modern family bathroom. There is also a convenient dressing room/fifth bedroom.

The rear garden has a timber decked patio that steps down to the lawn and leads to further timber decking at the rear with a pergola feature and timber shed. There is a private driveway to the front with on-street permit parking.

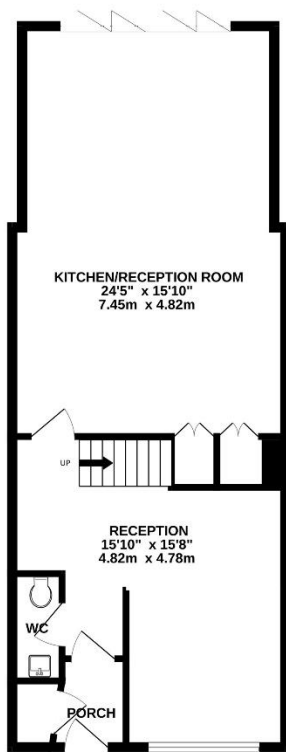
Situated in this sought-after cul-de-sac in a popular location only a 5 minutes' walk from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is accessed via a short drive to Junction 17 or 18. There are leisure facilities for the golfer, equestrian and water sports enthusiast nearby. A good choice of schools and bus routes serve the surrounding area.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2544.46 (2023-2024)
- Approx. Floor Area: 1487 Sq ft / 138.1 Sqm
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

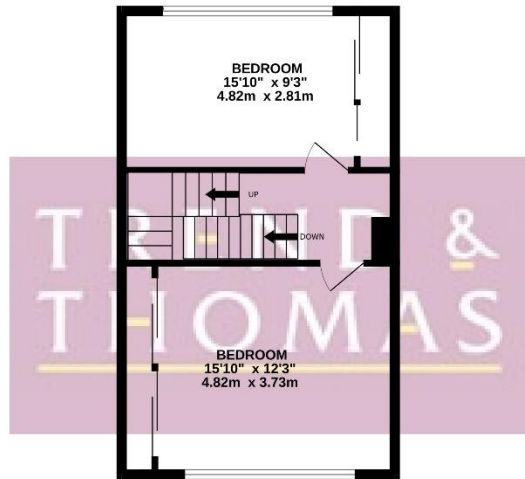


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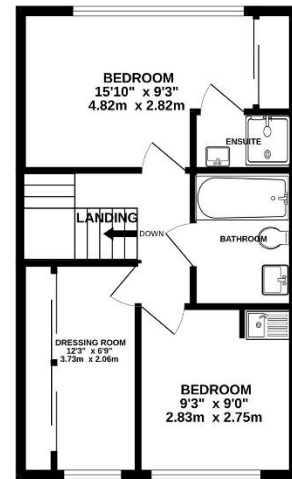




GROUND FLOOR  
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

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TOTAL FLOOR AREA : 1551 sq.ft. (144.1 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		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		