

Juniper Gate, Rickmansworth, Hertfordshire, WD3 1NT



£925,000 Freehold
4 Bedroom Detached House

A rarely available FOUR BEDROOM DETACHED HOUSE, in need of modernisation. This well-proportioned family home is situated in a quiet cul-de-sac, within a mile of the Town Centre.

- THREE RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- CONSERVATORY
- GENEROUS REAR GARDEN
- DOUBLE GARAGE
- DRIVEWAY WITH SPACE FOR 3-4 CARS

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There is a spacious entrance hall which provides access to all rooms on the ground floor. There is a dining room and study/family room overlooking the front of the property. There is a large living room to the rear with a door to the conservatory. The kitchen has ample wall and base cabinets and a breakfast bar, and a further door providing access to the conservatory.

The first-floor landing is bright and airy with a window allowing in plenty of light. There are four good-sized bedrooms and a modern bathroom on the first floor and bedroom one has the added benefit of built-in wardrobes and an en-suite shower room.

There is a generous rear garden mainly laid to lawn with path and flower beds, a beautiful area of trees and an arbour pergola feature to the back. To the front of the property is a large driveway with space for 3-4 cars and access to the double garage via up and over door, with additional side access door.

The property occupies a convenient position near to St Mary's School. Tesco Supermarket is a short walk away and the property is also in very close proximity to the Aquadrome and local nature reserve. The M25 can be reached via a drive to Junctions 17 or 18 and Rickmansworth Town Centre is approximately half a mile away. Rickmansworth Metropolitan/Chiltern line station provides easy access into London (approximately 25 minutes to Marylebone or Baker Street).

- Local Authority: Three Rivers District Council
- Council Tax: Band G Approx. £3639.81 (2024-2025)
- Approx. Floor Area: 2029 Sq ft / 188.6 Sqm
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 95.9 sq m / 1,032 sq ft
 First Floor = 66.1 sq m / 711 sq ft
 Garage = 26.6 sq m / 286 sq ft
 Total = 188.6 sq m / 2,029 sq ft

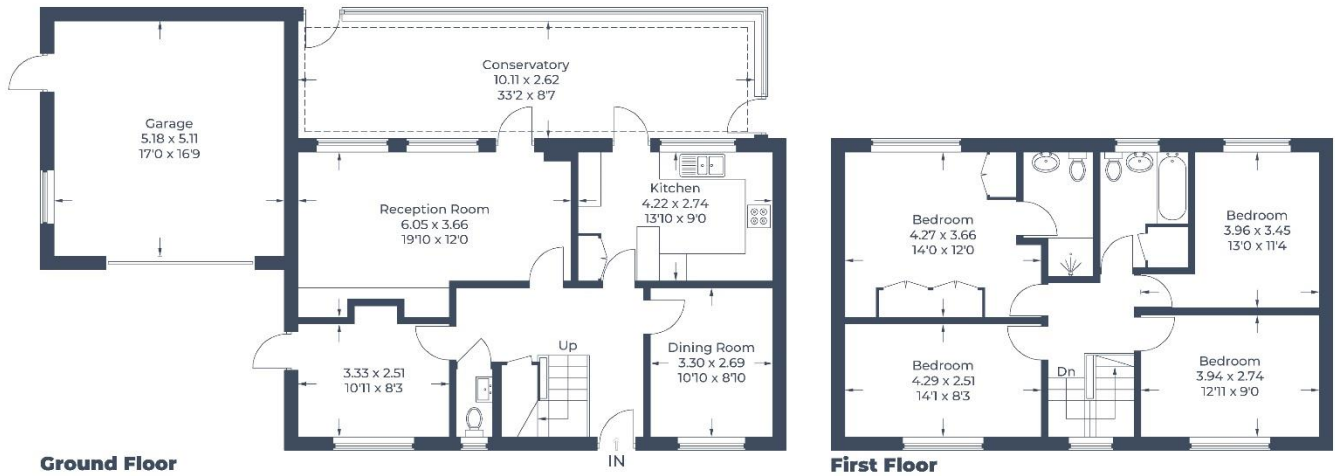


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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	61 D	
39-54	E		
21-38	F		
1-20	G		

