

Long Lane, Rickmansworth, Hertfordshire, WD3 8YF



£725,000 Freehold
5 Bedroom Semi Detached House

We are pleased to present this FIVE BEDROOM SEMI DETACHED FAMILY HOME, positioned in a popular residential location overlooking farmland.

- SITTING ROOM
- SPACIOUS KITCHEN/BREAKFAST/DINING ROOM
- FAMILY ROOM
- DOWNSTAIRS SHOWER ROOM
- UTILITY
- FIVE BEDROOMS
- FAMILY BATHROOM
- REAR GARDEN
- WORKSHOP
- GARAGE
- DRIVEWAY PARKING TO FRONT

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The property has an enclosed storm porch, leading to a large sitting room overlooking the front of the property, with stairs to the first floor and double doors to the kitchen. The kitchen/breakfast/dining room is modern and spacious with modern fitted wall and base cabinets and freestanding appliances. There is an archway leading to the family room which has sliding patio doors to the garden. There is a further door from the kitchen, leading to a downstairs shower room and utility room, which allows integral access to the garage.

To the first floor there are five good-sized bedrooms and a modern family bathroom.

The rear garden has a paved patio leading to an area of lawn with a pond water feature, flowered and shrubbed borders, and a wooden workshop to the back. There is a private driveway to the front, providing parking for up to three cars as well as front access to the garage.

Situated in this lane overlooking farmland and fields at the front and positioned approximately 1 ½ miles west from Rickmansworth Metropolitan/Chiltern Line station and Town Centre. The M25 can be reached via a short drive to Junction 17. There are local shops with bus routes servicing the Uxbridge Road. There are recreational facilities in the Colne Valley, and local schooling nearby.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1591 Sq ft / 147.9 Sqm
- Nearest Station: 1.5 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 83.0 sq m / 893 sq ft
 First Floor = 64.9 sq m / 698 sq ft
 Total = 147.9 sq m / 1,591 sq ft
 (Including Garage & Excluding Workshop)

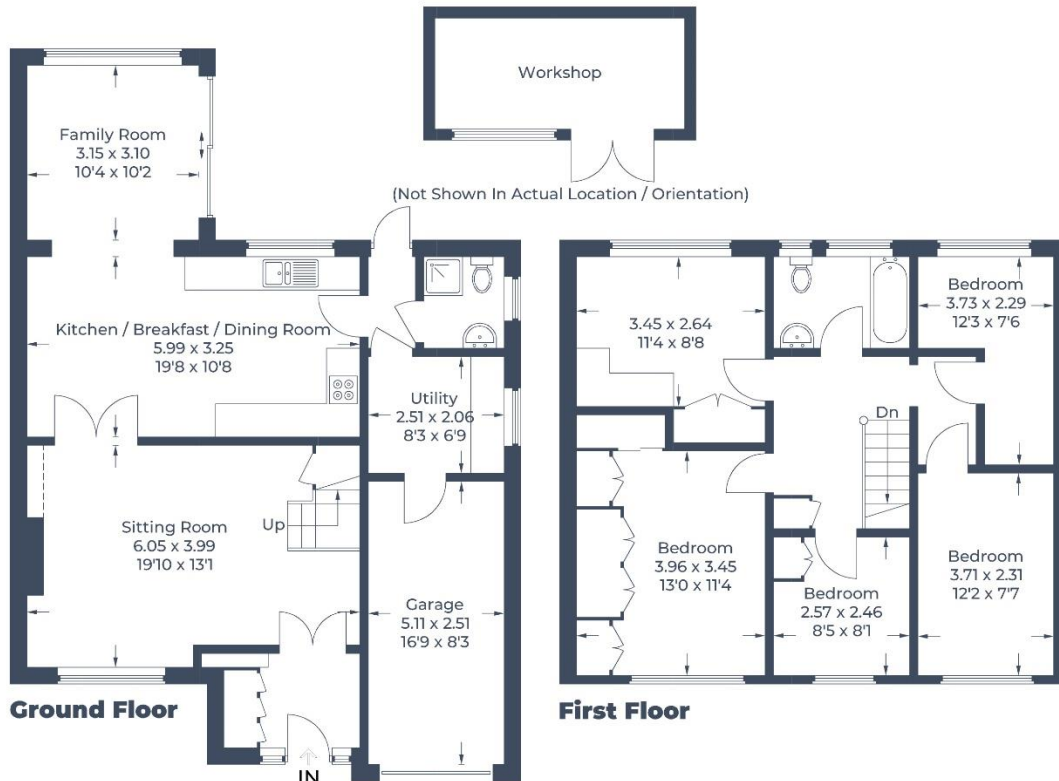


Illustration for identification purposes only,
 measurements are approximate, not to scale.
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VIEWING: Strictly by appointment only, through owner's sole agents **LMG Estates Ltd t/a TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616.**

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		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

