

St. Peters Close, Rickmansworth, Hertfordshire, WD3 8UY



£595,000 Freehold

4 Bedroom End of Terrace House

A well-proportioned FOUR BEDROOM END OF TERRACE HOUSE situated on a quiet cul-de-sac. An internal viewing is recommended.

- CHAIN FREE
- LIVING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- SHOWER ROOM
- LARGE EAVED STORAGE AREA
- CONSERVATORY
- REAR GARDEN
- ON-STREET PARKING

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The ground floor comprises of a welcoming entrance hall that provides access to a bright living room overlooking the front of the property. To the rear is a dining room leading to the conservatory and with a door to the kitchen which has side access to the garden. A downstairs cloakroom completes this floor.

There are three good-sized bedrooms on the first floor, all of which have ample built-in storage and there is a family shower room. The bedroom on the second floor has a large eaves storage area, which can also be accessed via a hatch in bedroom three.

To the rear is a large private garden, made up of a combination of patio and lawn with various shrubs and bushes. There is also a well-maintained garden to the front and ample on-street parking available.

Situated approximately a mile from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station and conveniently positioned near local schools, bus routes and shopping parades servicing nearby Church Lane. There is also a recreation ground and leisure centre nearby. The M25 is within a short, two-minute drive away at Junction 17.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 1443 Sq ft / 134.0 Sqm
- Nearest Station: Approx. 1 mile Rickmansworth Station – Metropolitan/Chiltern Line



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Approximate Gross Internal Area
 Ground Floor = 59.7 sq m / 643 sq ft
 First Floor = 39.2 sq m / 422 sq ft
 Second Floor = 35.1 sq m / 378 sq ft
 Total = 134.0 sq m / 1,443 sq ft
 (Including Eaves)



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

