

High Street, Rickmansworth, Hertfordshire, WD3 1ER



£750,000 Freehold

4 Bedroom Semi Detached Character House

A rarely available FOUR BEDROOM SEMI DETACHED CHARACTER HOUSE, with unique layout and Tudor features, situated in a convenient position within Rickmansworth Town Centre. An internal viewing is highly recommended.

- NO CHAIN
- STUDY
- SPACIOUS DINING HALL
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY AREA
- DOWNSTAIRS CLOAKROOM
- FOUR BEDROOMS
- BATHROOM
- REAR GARDEN
- PARKING TO REAR
- TOWN CENTRE LOCATION
- CLOSE TO STATION

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This unique property is full of character offering a spacious entrance/dining hall with fireplace with victorian tile surround leading to the study, kitchen and sitting room. The sitting room has a fitted log burner and provides access to the rear garden. The study is to the front of the property and also has a fireplace. The kitchen/breakfast room is well proportioned and offers a fitted range of wall and base cabinets with electric oven and gas hob. There are a few stairs leading to a convenient utility area with access to the downstairs cloakroom and the rear garden.

Bedroom one is at the top of the stairs and the first floor landing provides access to the bathroom, while the three additional bedrooms are up a further small set of stairs. These all have washbasins.

The rear garden is slightly raised and has a paved path surrounding an area of lawn with brick built flowered and shrubbed borders. The gate to the rear of the garden leads to the allocated parking for the property with a covered car port.

Situated in the heart of Rickmansworth Town Centre, only a short walk from the High Street with its various shops, cafes and supermarkets. The Watersmeet Theatre is a stone's throw away and the house is not far from the Aquadrome. The M25 is easily reached via a short drive to Junction 17 or 18 and Rickmansworth station is a short walk away with Metropolitan and Chiltern line trains offering easy access into London (Approx. 25 mins via Chiltern Line to Marylebone Station).

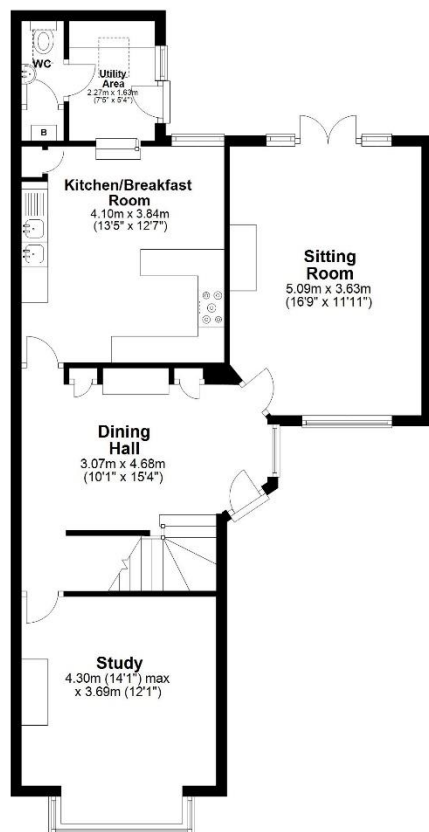
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1444.6 Sq ft / 134.2 Sqm
- Nearest Station: 0.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



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Ground Floor
Approx. 72.8 sq. metres (783.4 sq. feet)



First Floor
Approx. 61.4 sq. metres (661.2 sq. feet)



Total area: approx. 134.2 sq. metres (1444.6 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

