

Beacon Way, Rickmansworth, Hertfordshire, WD3 7PD



£850,000 Freehold

3 Bedroom Link Detached Chalet Style Bungalow

A THREE BEDROOM LINK DETACHED CHALET STYLE BUNGALOW, occupying a sought-after location with potential to extend (subject to planning permission).

- LIVING ROOM
- DINING ROOM
- KITCHEN
- TWO GROUND FLOOR DOUBLE BEDROOMS
- GROUND FLOOR BATHROOM
- THIRD BEDROOM TO THE FIRST FLOOR
- EN-SUITE SHOWER ROOM
- SOUTHWEST FACING REAR GARDEN
- WORKSHOP
- GARAGE WITH PRIVATE CARRIAGE DRIVEWAY
- OUTBUILDING

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The spacious entrance hall provides access to all rooms. There is a good-sized living room with sliding patio doors to the rear garden, which is open plan to the dining room overlooking the front of the property. There is a large kitchen/breakfast room, providing additional access to the rear garden and stairs to the first floor. Bedroom one is also to the rear of the property with fitted wardrobes, while bedroom two overlooks the front and the downstairs bathroom is conveniently placed between the rooms. Bedroom three is on the first floor, with an en-suite shower room and eaved storage.

The rear garden is south-west facing and well-maintained with a stepped paved patio area leading to a large area of lawn, with flowered and shrubbed borders. There is also a workshop and an outbuilding. There is a carriage driveway to the front with up and over doors giving access to the garage and space for up to two cars.

Situated on the popular Cedars Estate, approximately one mile North West of Rickmansworth Metropolitan/Chiltern station and Town Centre in this sought after residential, tree lined road. The M25 is reached via a drive to Junctions 17 or 18. There is a choice of good local schooling. The Aquadrome and surrounding areas provide leisure facilities for the golfer, equestrian and water skier.

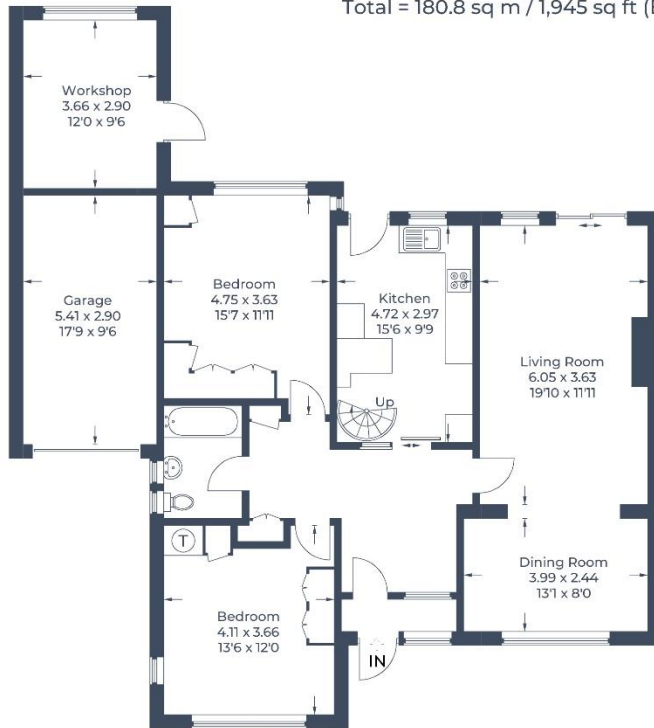
- Local Authority: Three Rivers District Council
- Council Tax: Band G Approx. £3821.97 (2025-2026)
- Approx. Floor Area: 1945 Sq ft / 180.8 Sqm
- Nearest Station: 1.1 miles Rickmansworth Station – Metropolitan/Chiltern Line



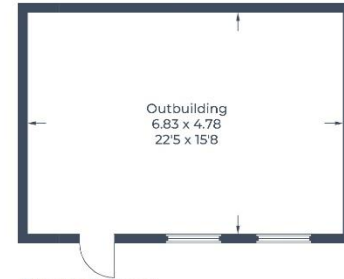
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Approximate Gross Internal Area
 Ground Floor = 101.9 sq m / 1,097 sq ft
 First Floor = 19.2 sq m / 206 sq ft
 Outbuilding = 32.9 sq m / 354 sq ft
 Garage / Workshop = 26.8 sq m / 288 sq ft
 Total = 180.8 sq m / 1,945 sq ft (Excluding Eaves)

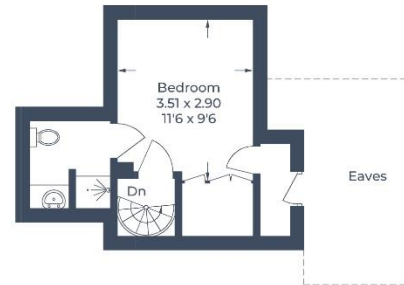


Ground Floor



Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

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

