

Eastwick Crescent, Rickmansworth, Hertfordshire, WD3 8YJ



£850,000 Freehold
5 Bedroom Semi Detached House

A spacious FIVE DOUBLE BEDROOM SEMI DETACHED HOUSE, with a garage and large driveway, situated on a popular residential road.

- LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- FIVE DOUBLE BEDROOMS
- EN-SUITE TO THE MAIN BEDROOM
- BATHROOM & DOWNSTAIRS SHOWER ROOM
- GARAGE
- PRIVATE REAR GARDEN
- LARGE DRIVEWAY
- QUIET LOCATION

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On the ground floor of this property, a welcoming entrance hall provides access to both the living room to the front and the modern, open plan kitchen/dining room. There is also a utility room that leads into a downstairs shower room.

There are four double bedrooms situated on the first floor as well as a three-piece family bathroom. To the second floor is the master suite that benefits from an en-suite shower room, ample eaves storage and an air conditioning unit.

To the rear is a south-west facing garden, made up of a combination of patio and lawn with a shed and log store. To the front of the property there is a large driveway, with space for up to three vehicles as well as access to a garage.

Situated in this popular residential crescent off Long Lane, approximately 1½ miles to the west of Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is reached via a short drive to Junction 17, whilst the nearby Uxbridge Road facilitates bus routes and shopping parades.

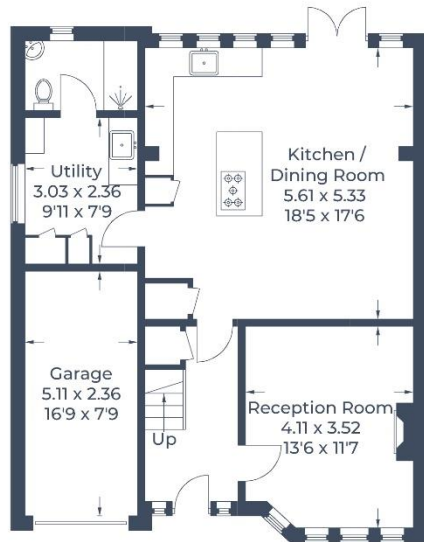
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £2183.89 (2024-2025)
- Approx. Floor Area: 2077 Sq ft / 193.0 Sqm
- Nearest Station: 1.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



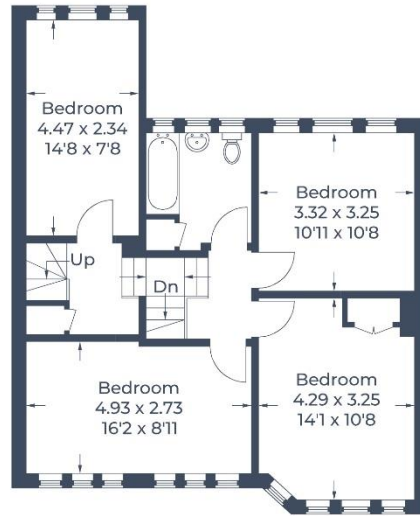
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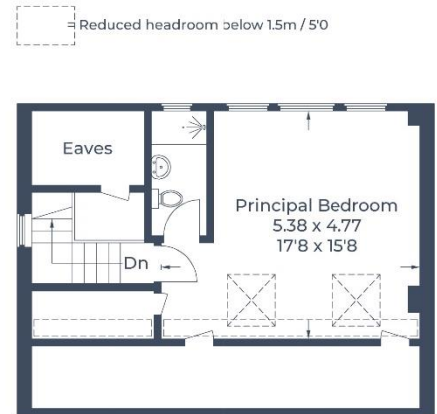
Approximate Gross Internal Area
 Ground Floor = 66.3 sq m / 714 sq ft
 First Floor = 64.5 sq m / 694 sq ft
 Second Floor = 50.2 sq m / 540 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 193.0 sq m / 2,077 sq ft (Including Eaves)



Ground Floor



First Floor



Second 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		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

