

West Way, Rickmansworth, Hertfordshire, WD3 7EH



£725,000 Freehold
3 Bedroom Semi Detached House

A chain-free THREE BEDROOM SEMI DETACHED HOUSE in the Moneyhill Estate, offering great potential for modernisation and extension (subject to planning permission).

- NO CHAIN
- LIVING ROOM
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- BATHROOM
- REAR & FRONT GARDEN
- POTENTIAL TO EXTEND (STPP)

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There is a spacious entrance hall providing access to all rooms. The living room overlooks the front of the property, while the dining room and kitchen overlook the rear, with a side access door from the kitchen to the rear garden.

There are three bedrooms on the first floor and a bathroom. Bedrooms one and three overlook the front and there are fitted wardrobes to both double bedrooms.

The rear garden has a stepped paved patio area leading to a large area of lawn, with flowered and shrubbed borders.

Situated in the Moneyhill Estate, in this sought-after residential, tree lined road, a short distance from Rickmansworth Town Centre and Metropolitan/Chiltern Line station. There is a good choice of local schooling and the Aquadrome Nature Reserve and surrounding areas provide leisure facilities for the golfer, equestrian and water skier. Bus routes and shopping parades service the nearby Uxbridge Road, whilst the M25 can be accessed via Junctions 17 and 18. The M25 is reached via a drive to Junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 944 Sq ft / 87.7 Sqm
- Nearest Station: 0.8 miles Rickmansworth Station – Metropolitan/Chiltern Line

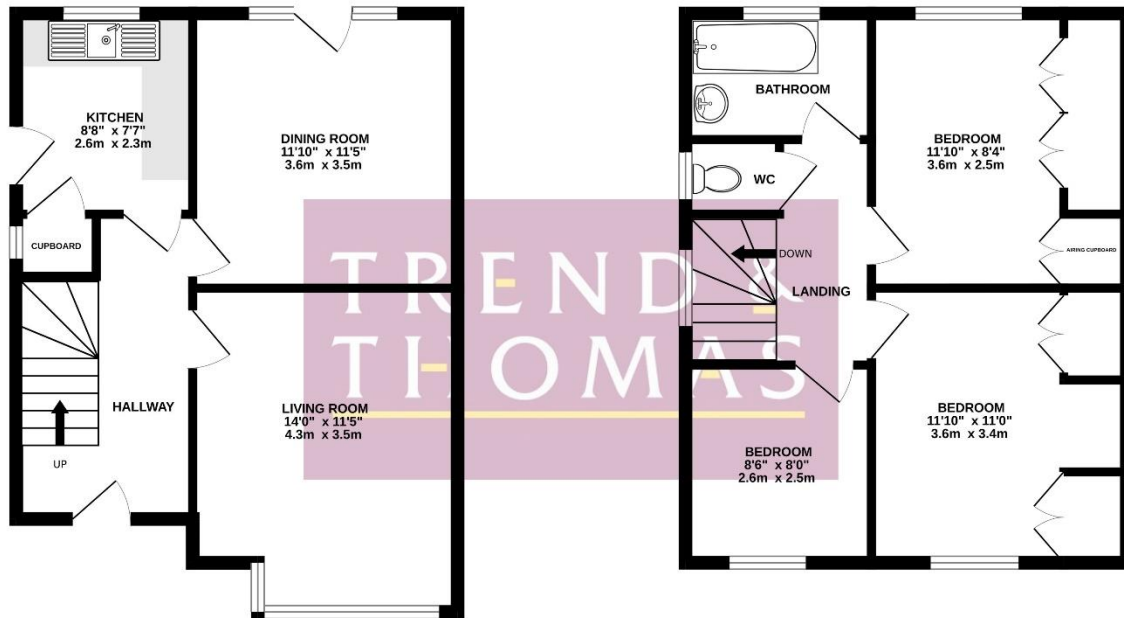


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GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

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		
39-54	E	48 E	
21-38	F		
1-20	G		

