

Tudor Way, Rickmansworth, Hertfordshire, WD3 8HT



£725,000 Freehold
4 Bedroom Semi Detached House

A well-presented FOUR BEDROOM SEMI DETACHED HOME, located on a sought after residential road, close to a parade of shops.

- FORMAL LIVING ROOM
- OPEN PLAN KITCHEN / DINING / FAMILY ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- PLAYROOM
- FOUR BEDROOMS
- SHOWER ROOM & FAMILY BATHROOM
- LARGE REAR GARDEN
- DRIVEWAY PARKING
- ELECTRIC CAR CHARGING POINT

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The ground floor of the property comprises of a welcoming entrance hall that provides access to the formal living room overlooking the front with a fireplace and open grate, and an open plan kitchen/dining/family room to the rear. The kitchen has an integrated fridge, oven and microwave, and there is also a utility room, playroom and a guest cloakroom.

On the first floor are four good-sized bedrooms, with bedroom one benefitting from ample built-in storage. There is also a modern bathroom and a separate modern shower room.

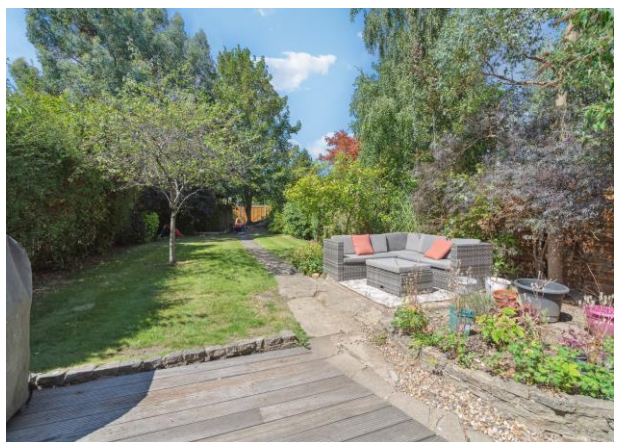
To the rear is a good-sized garden, made up of a combination of patio and lawn with hedges surrounding the border. To the front of the property is a driveway with space for multiple vehicles and an electric car charging point.

The property is positioned in a popular residential area with a local shopping parade less than 100 metres away. Local bus routes are also close by along with the William Penn Leisure Centre, public playing fields and recreation ground. Rickmansworth Town Centre and Metropolitan/Chiltern Line Station are also within one and a half miles and Junction 17 of the M25 is a short drive away.

- Local Authority: Three Rivers District Council
- Council Tax: Band E Approx. £2669.20 (2024-2025)
- Approx. Floor Area: 1358 Sq ft / 126.2 Sqm
- Nearest Station: 1.4 miles Rickmansworth Station – Metropolitan/Chiltern Line



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117 Tudor Way, Rickmansworth

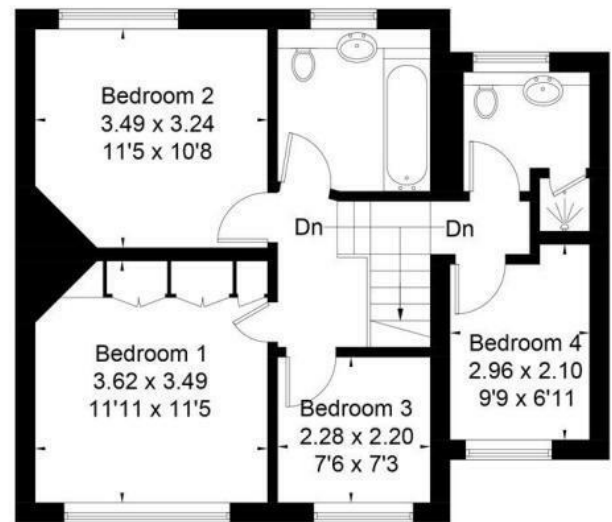
Gross Internal Area (approx) = 126.2 sq m / 1358 sq ft

For identification only. Not to scale.

© Floorplanz Ltd



Ground Floor



First Floor

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