

St. Peters Close, Rickmansworth, Hertfordshire, WD3 8UY



£775,000 Freehold

## 3 Double Bedroom Detached House

A well-presented THREE DOUBLE BEDROOM DETACHED HOUSE, situated on a quiet cul-de-sac, close to very well thought of schools and local shops.

- FRONT RECEPTION ROOM
- LIVING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GUEST CLOAKROOM
- THREE DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- FAMILY BATHROOM
- LARGE REAR GARDEN
- PRIVATE DRIVEWAY WITH PARKING FOR UP TO 4 CARS

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From the storm porch, the ground floor has a welcoming entrance hall leading to the front reception room, living room and dining room. There is a modern, fitted kitchen/breakfast room overlooking the rear garden and with a convenient utility area. A guest cloakroom completes the floor.

The first floor comprises of three double bedrooms, all benefitting from ample built-in storage. Bedroom one has an en-suite shower room and there is also a modern family bathroom. There is a large rear garden made up of a combination of patio and lawn, and to the front is a private driveway providing parking for up to four cars.

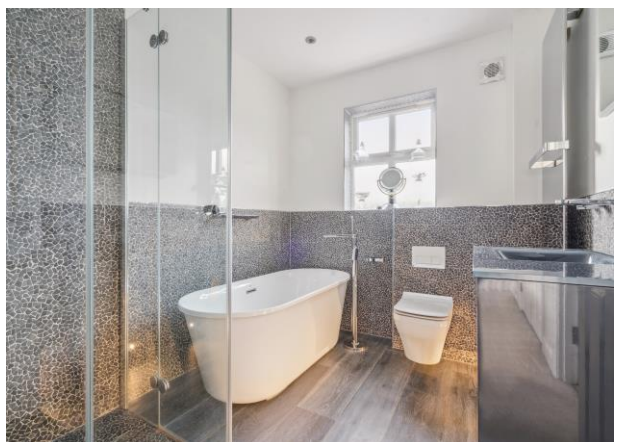
The property currently has planning permission granted for the current garage/outbuilding to be demolished and for an 800 sq.ft., one bedroom annexe to be built in its place.

Situated in this small popular cul-de-sac development off Church Lane, close to local shopping parades, bus routes and schools. Rickmansworth Metropolitan/Chiltern Line station and Town Centre is approximately 1 mile away whilst the M25 Motorway is reached via a short drive to Junction 17.

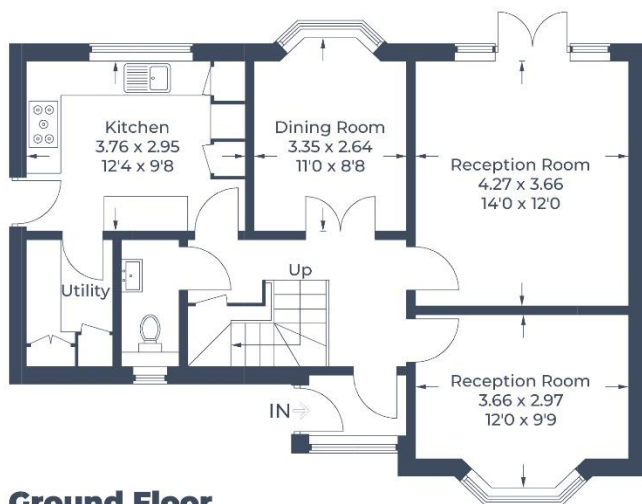
- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3154.51 (2024-2025)
- Approx. Floor Area: 1363 Sq ft / 126.6 Sqm
- Nearest Station: 1 miles Rickmansworth Station – Metropolitan/Chiltern Line



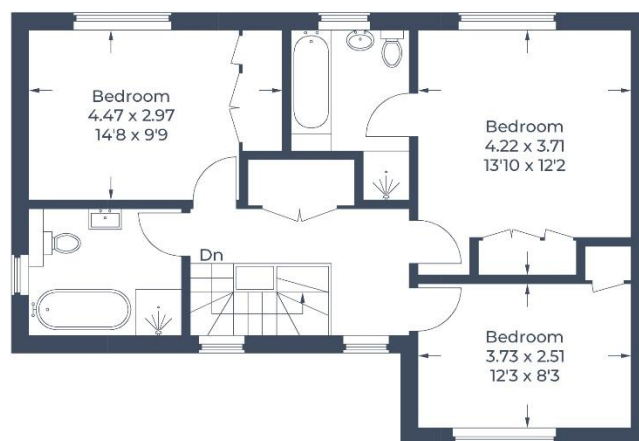
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Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 703 sq ft  
 First Floor = 61.3 sq m / 660 sq ft  
 Total = 126.6 sq m / 1,363 sq ft



**Ground Floor**



**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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

