

Tudor Way, Rickmansworth, WD3

£695,000 Freehold

FORMAL LIVING ROOM • OPEN PLAN KITCHEN/DINING/FAMILY ROOM • UTILITY ROOM • DOWNSTAIRS CLOAKROOM •
PLAYROOM • FOUR BEDROOMS • SHOWER ROOM & FAMILY BATHROOM • ELECTRIC CAR CHARGING POINT

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





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

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.

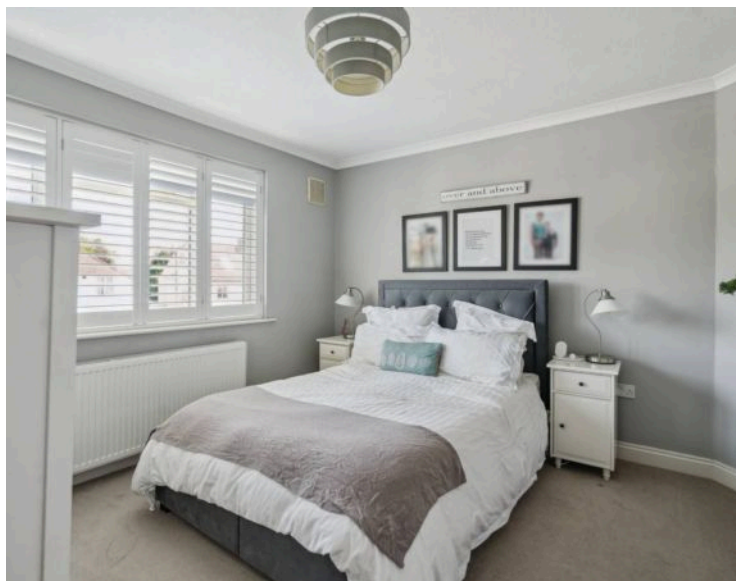
To the rear is a good-sized garden, made up of a combination of patio and lawn with hedges surrounding the border. To the front of the property is a driveway with space for multiple vehicles and an electric car charging point.

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.

Council Tax band: E

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: E



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



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.