



{ THE DRIVE, RICKMANSWORTH
£4,000 PER MONTH AVAILABLE NOW




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

The Drive, Rickmansworth

£4,000 Per Month
Unfurnished

 **5 Bedrooms**
 **3 Bathrooms**
 **5 Receptions**

Features

- Four double bedrooms, - Main bathroom & shower room, - Kitchen with appliances, - Gas central heating, - Garden, - Driveway parking, - Rent includes a one-bedroom annexe, - Deposit equivalent to 5 weeks' rent, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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www.hamptons.co.uk

{ A VERSATILE FAMILY HOME IN A SUPERB NEIGHBOURHOOD

The Property

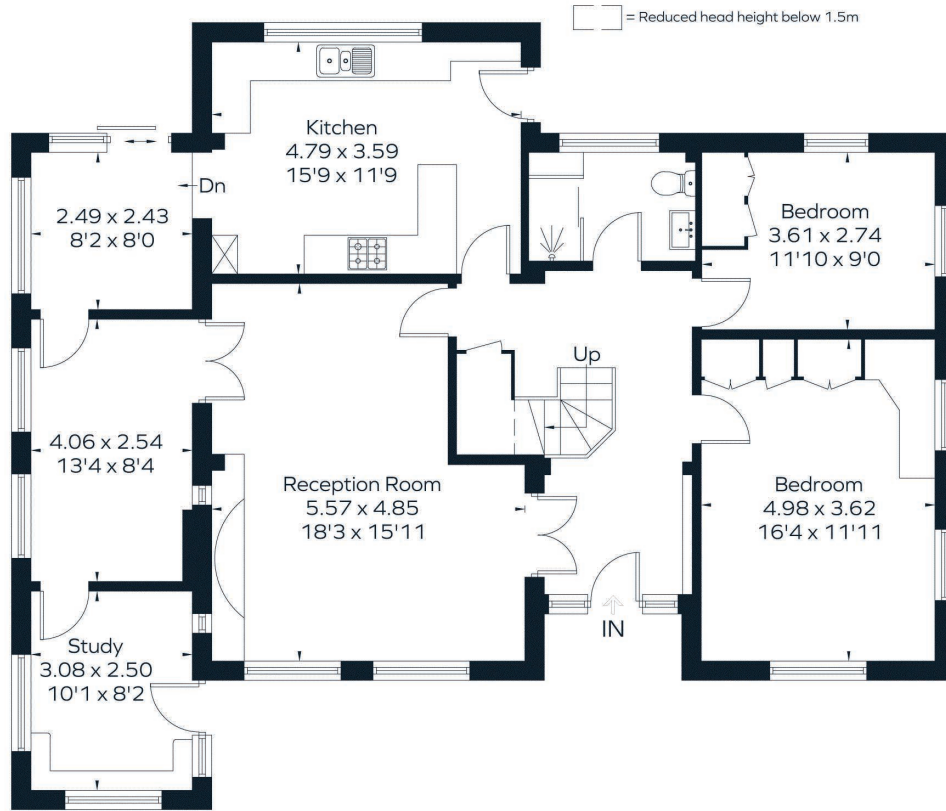
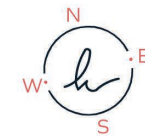
Situated on one of Rickmansworth's premier roads this detached property is well presented throughout. The accommodation comprises: Entrance hallway leading to a spacious living room with feature fireplace, snug room, study, dining room with door to garden, fully fitted kitchen with appliances and door to garden, two double bedrooms and a modern shower room. Upstairs there are two further double bedrooms and a modern bathroom. Outside to the front there is a driveway with parking for several cars and to the rear is a lovely garden which is mainly laid to lawn with a patio area. There is also a separate one bedroom annexe within the grounds which is included in the rent. Deposit equivalent to 5 weeks' rent. Council tax band G.

Location

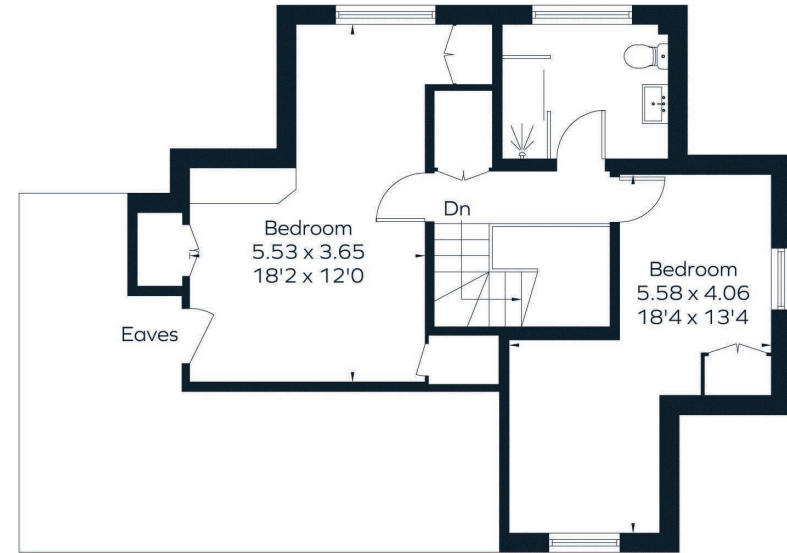
Rickmansworth has a good selection of shops to include the supermarkets of Marks and Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth Station. The M25 at Junction 18 lies within a short distance, connecting with the national motorway network and airports. The surrounding area provides an outstanding selection of schooling, both state and private. The Aquadrome in Rickmansworth offers two boating lakes and a network of paths around the park, Grand Union Canal and wildlife sanctuary. A Leisure Centre providing a 25 metre swimming pool and gymnasium is located in Mill End, just outside the town centre.



Approximate Area = 170.3 sq m / 1833 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)



Ground Floor



First Floor

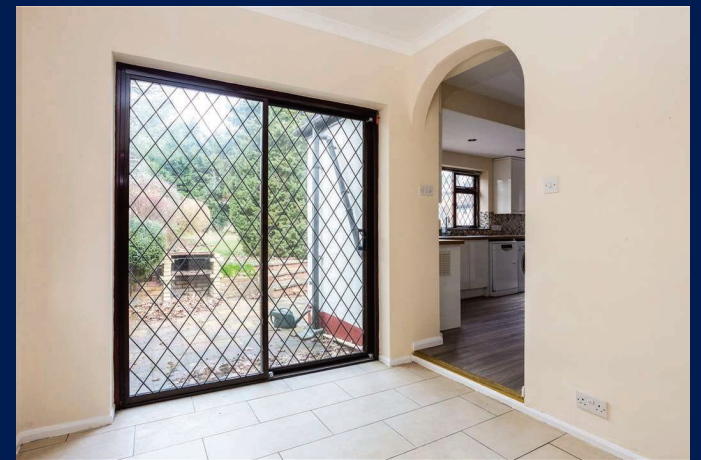
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 313658

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| 100-150 | A | | |
| 81-100 | B | | |
| 61-80 | C | | |
| 41-60 | D | | |
| 21-40 | E | 58 | 75 |
| 1-20 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



ESTABLISHED 1969
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THE HOME EXPERTS