



VICTORIA CLOSE RICKMANSWORTH WD3
£3,000 PER MONTH AVAILABLE 10/05/2024




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Victoria Close Rickmansworth
WD3

£3,000 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- Central Rickmansworth location, - Unique & spacious detached house, - Four bedrooms and two bathrooms, - Conservatory, - Close to station and shops, - Two staircases, - Deposit equivalent to 5 weeks' rent, - Council tax band G

Council Tax

Council Tax Band G

Hamptons

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{ STUNNING FOUR BEDROOM DETACHED HOUSE IN CENTRAL RICKMANSWORTH

The Property

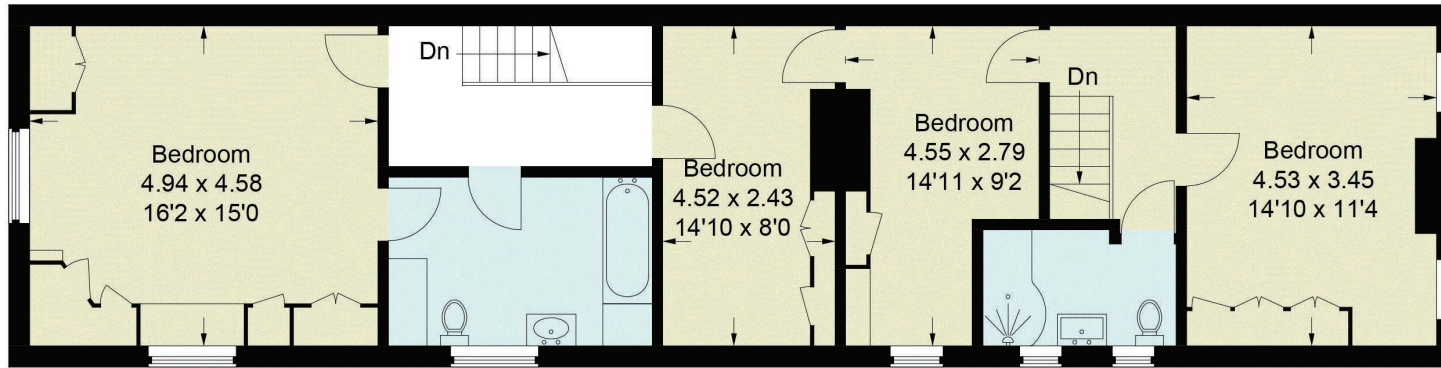
Offering bright and spacious accommodation throughout, this unique and well presented property is located just a short walk away from Rickmansworth station. The accommodation comprises: An entrance hallway leading to downstairs w/c and door to integral garage, spacious living area, fully fitted kitchen with appliances, dining room and bright conservatory with heating. There are two separate staircases leading upstairs to the main bedroom with fitted wardrobes, large Jack & Jill style bathroom, two further double bedrooms, single fourth bedroom and second bathroom. Outside the private garden has a good sized lawn, patio area and shed and the driveway offers parking for multiple cars. Deposit equivalent to 5 weeks' rent. Council tax band G.

Location

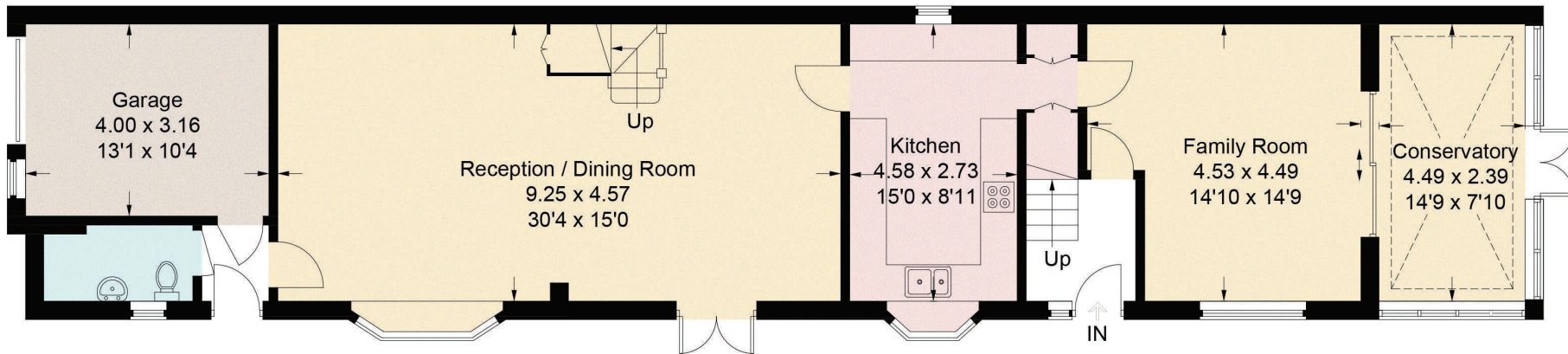
Rickmansworth has a good selection of shops and supermarkets which include Marks and Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth Station. The M25 at Junction 18 lies within a short distance, connecting with 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.



Approximate Gross Internal Area
 Ground Floor = 112.4 sq m / 1,210 sq ft
 First Floor = 91 sq m / 979 sq ft
 Total = 203.4 sq m / 2,189 sq ft
 (Including Garage)



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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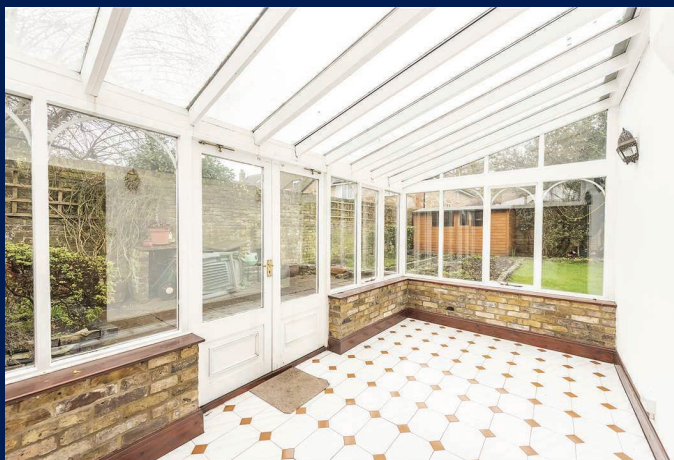
For Clarification

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	A		
	B		81
	C		
	D		
	E	52	
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC



ESTABLISHED 1969
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