



TRICKMANSWORTH, HERTFORDSHIRE
£3,900 PER MONTH AVAILABLE 13/05/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Rickmansworth, Hertfordshire

£3,900 Per Month
Unfurnished

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

Features

- 5 Bedrooms, - 5 reception rooms, - 3 bathrooms, - Swimming Pool, - Conservatory, - Deposit equivalent to 5 weeks' rent, - Council tax band H

Council Tax

Council Tax Band H

Hamptons

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{ A STUNNING 5 BEDROOM HOUSE WITH A SWIMMING POOL

The Property

In a truly fabulous location on one of the most prestigious roads in Rickmansworth this five bedroom detached home is a rarity to the rental market and has some excellent benefits including an outdoor heated pool included in the rent! Internally the accommodation is generous and well laid out, with a formal entrance hallway, a bright sitting room with double doors leading out to the garden, a formal dining room, good size family room (or playroom), study with fitted furniture and a fantastic kitchen/breakfast room. Furthermore on the ground floor there is a gorgeous conservatory, a utility room and a cloakroom. Upstairs from the hallway there are five very good sized bedrooms, all with fitted wardrobes, two with modern en-suites and a finally a modern family bathroom. Outside the grounds are beautifully kept; to the front there is a driveway and detached double garage and to the rear a secluded garden with patio, lawn and heated swimming pool! Deposit equivalent to 5 weeks' rent. Council tax band H.

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

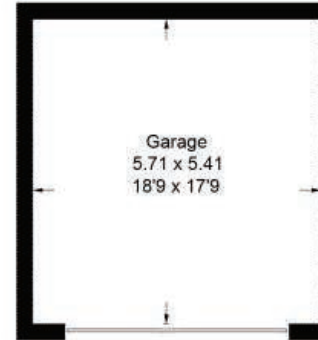
wildlife sanctuary.

Additional Information

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. A great place to relax is to visit Café in the Park where you can purchase drinks and snacks. A Leisure Centre providing a 25 metre swimming pool and gymnasium is located in Mill End, just outside the town centre.

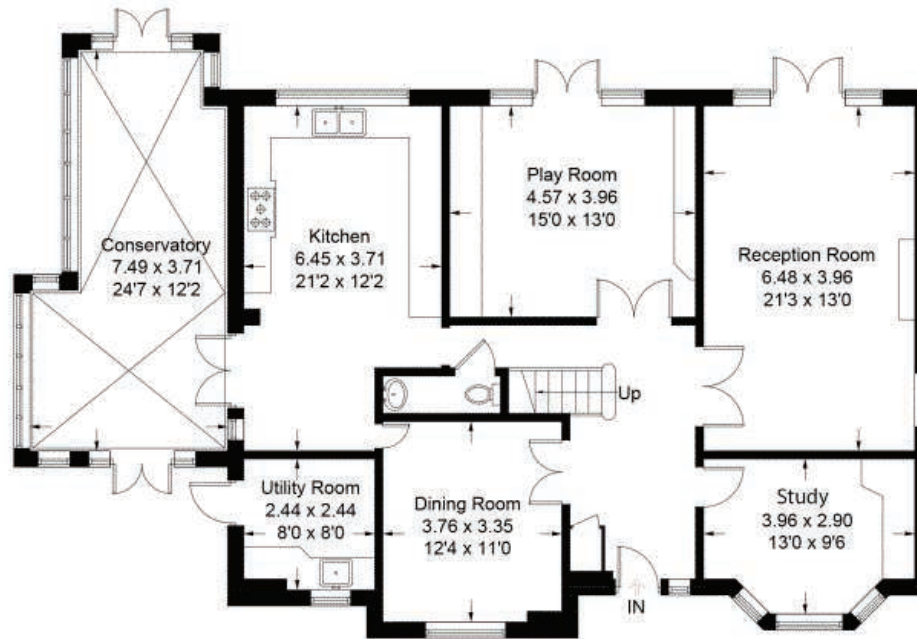
The Clump

Approximate Gross Internal Area = 250.2 sq m / 2693 sq ft
 Garage = 31.2 sq m / 336 sq ft
 Total = 281.4 sq m / 3029 sq ft

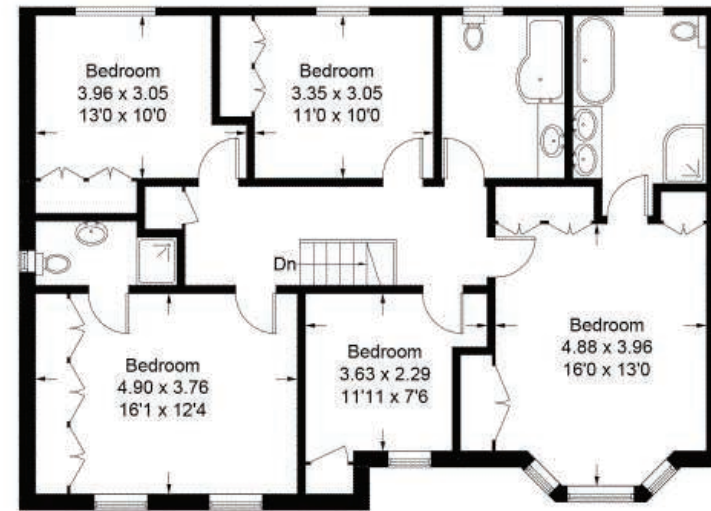


Garage

(Not Shown In Actual Location / Orientation)



Ground Floor



First 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. (ID335450)

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		
	C		
	D		
	E	58	74
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

