



**HIGHFIELD WAY RICKMANSWORTH WD3**  
*£4,950 PER MONTH AVAILABLE 02/09/2024*


**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Highfield Way Rickmansworth  
WD3

£4,950 Per Month  
Furnished

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

## Features

- Fully furnished, - Four bedrooms, - Three reception spaces, - Two bathrooms, - Cloakroom, - Landscaped large garden, - Driveway, - Council tax band G, - Deposit equivalent to 5 weeks' rent, - AVAILABLE FOR 6 MONTHS

## Council Tax

Council Tax Band G

## Hamptons

2 Station Road  
Rickmansworth, WD3 1QZ  
01923 896444  
rickmansworthlettings@hamptons.co.uk  
www.hamptons.co.uk

# { IMPRESSIVE DETACHED HOUSE ON THE CEDARS ESTATE IN RICKMANSWORTH

## The Property

\*AVAILABLE FOR 6 MONTHS ONLY\* This beautifully kept family home is located just a short stroll from Rickmansworth town centre, it comes with oodles of character but with a contemporary finish offering anyone who lets this the best of both worlds. The garden is somewhat magical, having been landscaped and maintained to the highest standard, it would be a joy to have the summer in such stunning surrounds. The property comprises of the following accommodation; An open plan kitchen and dining space that will be the hub of the home and opens out to the garden, a formal sitting room with exposed brick fireplace and a beamed ceiling, a snug/cine room ideal for the kids, downstairs cloak room and finally a useful utility. Upstairs there are four gorgeous bedrooms, the master with en-suite and finally a luxury family bathroom. The property is furnished with style and flair. Council tax band G. Deposit equivalent to 5 weeks' rent.


## Location

Rickmansworth has a good selection of shops to include the supermarkets of Marks & Spencer, Waitrose and Tesco. The Metropolitan and Main Line railway services to Baker Street and Marylebone are available from Rickmansworth station. The M25 is approximately 1 mile distant at Junction 18, connects with the national motorway network and airports. The surrounding area provides a good selection of schooling, both state and private.



Approximate Gross Internal Area  
 Ground Floor = 124.6 sq m / 1,341 sq ft  
 (Including Garage)  
 First Floor = 78.6 sq m / 846 sq ft  
 Total = 203.2 sq m / 2,187 sq ft



 = Reduced headroom below 1.5m / 5'0"



**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.

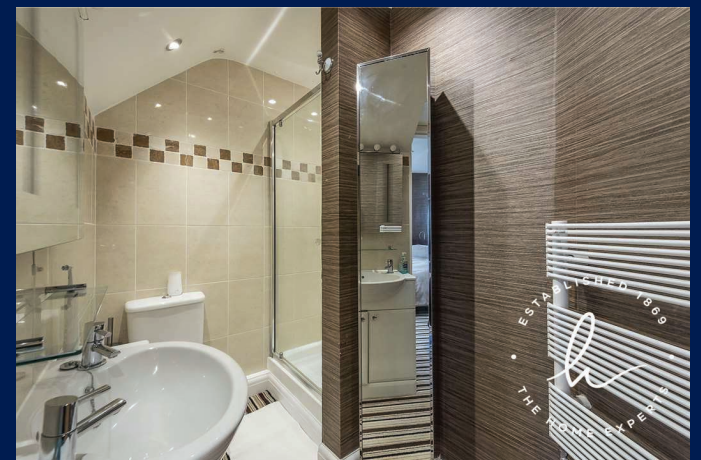
© CJ Property Marketing Ltd Produced for Hamptons

**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	69	80
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	



ESTABLISHED 1889  
THE RUGBY EXPERTS