






SHEPHERDS FARM MIDDLETON ROAD WD3
£2,600 PER MONTH AVAILABLE 27/06/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Shepherds Farm Middleton Road
WD3

£2,600 Per Month
Unfurnished

 3 Bedrooms
 2 Bathrooms
 1 Reception

Features

- Modern town house, - 3 Bedrooms, - 2 Bathrooms, - Garden, - Garage & off street parking, - Close to local shops, - Deposit equivalent to 5 weeks' rent, - Council tax band F

Council Tax

Council Tax Band F

Hamptons
2 Station Road
Rickmansworth, WD3 1QZ
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www.hamptons.co.uk

{ A MODERN THREE BEDROOM, TWO BATHROOM TOWN HOUSE

The Property

This lovely three bedroom townhouse used to be the show home for this development and includes high quality fixtures and fittings. The accommodation comprises of a an entrance hallway with cloakroom and further storage cupboard, leading through to a very spacious and modern kitchen/diner with access to the fully enclosed rear garden. On the first floor there is a spacious living room, two double bedrooms and a family bathroom. On the second floor there is a large main suite with built in wardrobes and an en-suite bathroom. Deposit equivalent to 5 weeks' rent. Council tax band F.

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 connects 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.



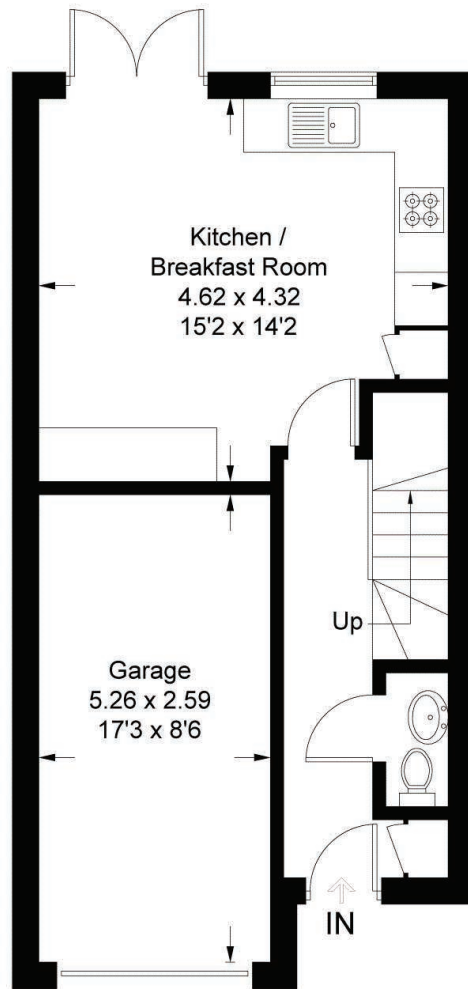
Shepherds Farm

Approximate Gross Internal Area = 100.2 sq m / 1079 sq ft

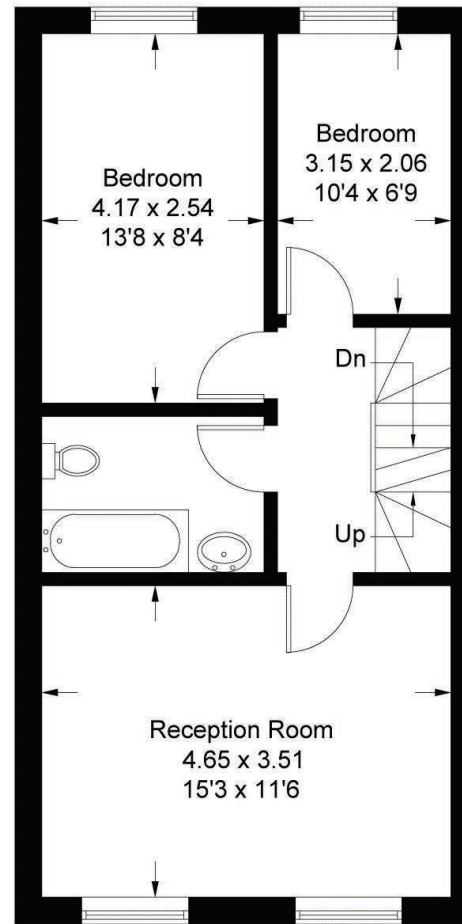
Garage = 13.9 sq m / 150 sq ft

Reduced Headroom = 1.4 sq m / 15 sq ft

Total = 115.5 sq m / 1244 sq ft

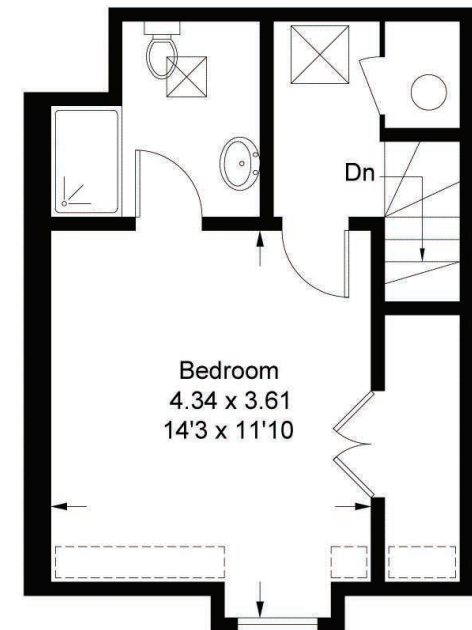


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Second 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. (ID385056)

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		
Energy efficient - lower running costs	Current	Potential
A (39-100)		86
B (29-38)		
C (23-28)		
D (17-22)		
E (13-16)		
F (9-12)		
G (1-8)		
Not energy efficient - higher running costs		
	75	
England & Wales		EU Directive 2002/91/EC

