



A beautifully presented five bedroom detached family home  
Moor Lane, Rickmansworth, Hertfordshire WD3 1LG

**ROBSONS**

**Asking Price: £4,500 pcm**

## **A beautifully presented five bedroom detached family home**

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• ENTRANCE HALL • LIVING ROOM • KITCHEN/DINER • FAMILY ROOM • MASTER BEDROOM WITH DRESSING ROOM, NEW ENSUITE BATHROOM • BEDROOM TWO WITH NEW ENSUITE SHOWER ROOM • THREE FURTHER BEDROOMS • NEW FAMILY BATHROOM • WELL MAINTAINED REAR GARDEN • OFF STREET PARKING VIA OWN DRIVEWAY • UNFURNISHED • UTILITY & STUDY

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### **Description**

A beautifully presented five bedroom detached family home offering bright and spacious living accommodation throughout. The property comprises of entrance hallway, kitchen/diner, family room, utility, study, living room leading on to a well maintained rear garden. To the first floor there are five bedrooms, master bedroom with new ensuite, dressing room & sun terrace, bedroom two with new ensuite, three further bedrooms and a new family bathroom. The property is offered unfurnished with off street parking.

\*\* An advance reservation payment of one weeks rent is required to secure the property \*\*

### **Location**

Northwood and Rickmansworth offer comprehensive shopping with the food halls of Marks & Spencer and Waitrose at Rickmansworth and is within reach of both Rickmansworth and Northwood town centres, both offering the Metropolitan Line service to Baker Street and The City.

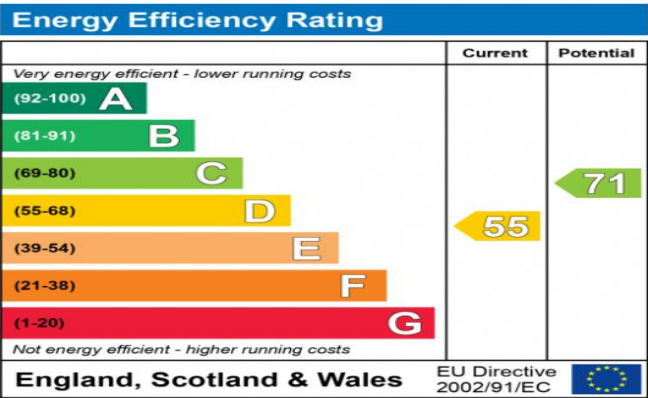
Sports and fitness enthusiasts are well catered for with clubs for golf, tennis, football, cricket and extensive facilities within David Lloyd Club in Ducks Hill Road. There is a selection of schools, both private and state within the area such as Merchant Taylors School for boys & the Royal Masonic School for girls. Access is at Junction 18 of the M25 at Rickmansworth provides fast access to the M1, M40 and M4 motorways. Airports at Heathrow, Gatwick, Luton and Stansted can be reached via this links. For more comprehensive shopping Watford is only 3 miles away.





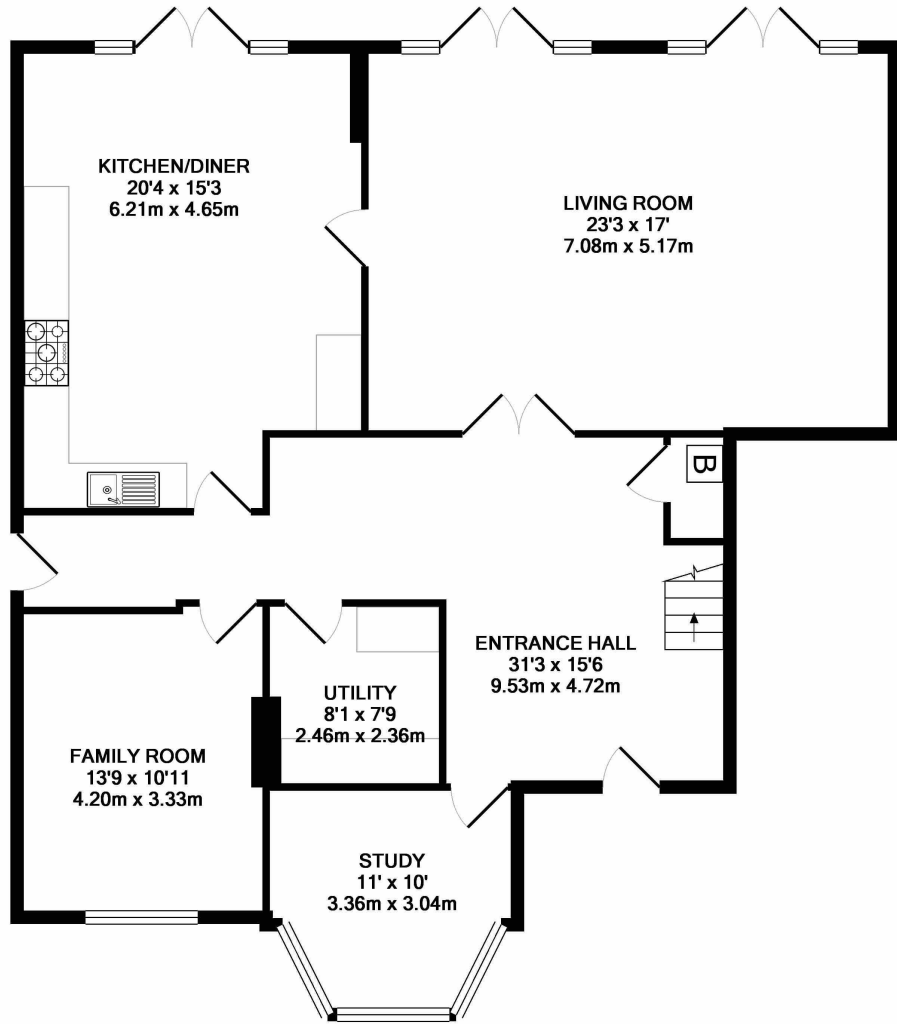
### Additional Information

- Local Authority: Three Rivers District Council
- Council Tax Band: G
- Deposit Amount: £5,769.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band D
- Available Date: 01/08/2024

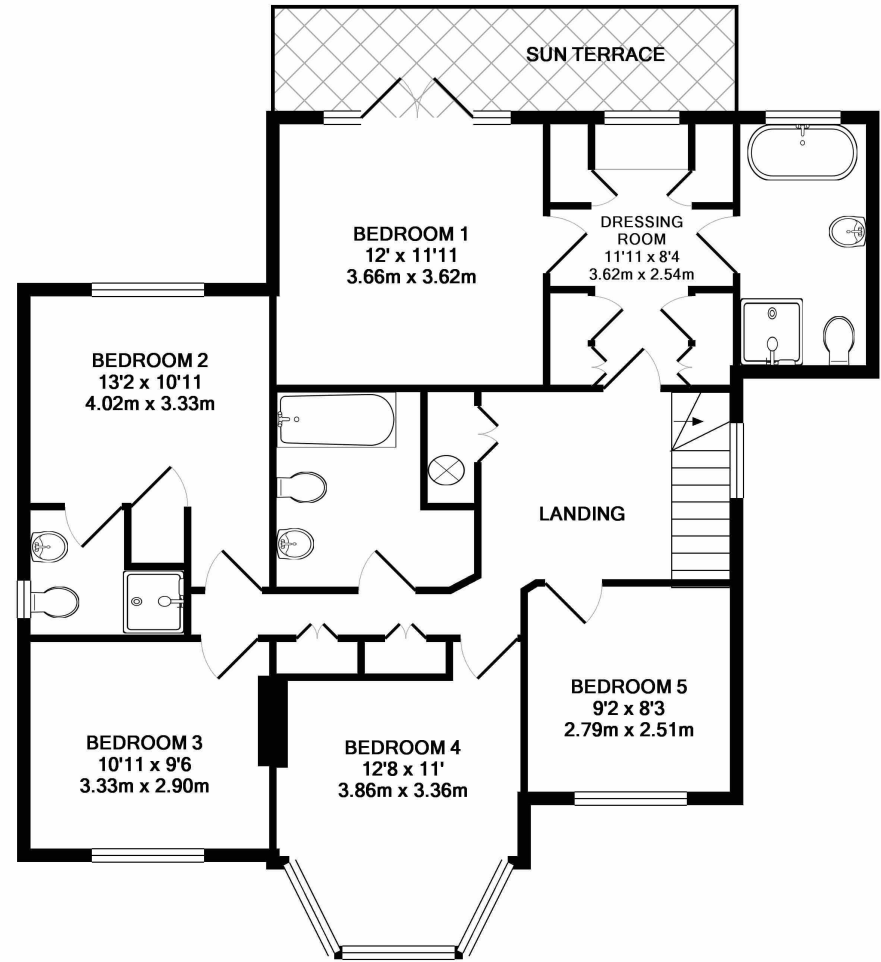


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1288 SQ.FT.  
(119.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1001 SQ.FT.  
(93.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 2289 SQ.FT. (212.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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