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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



[www.cassidyandtate.co.uk](http://www.cassidyandtate.co.uk)

MOOR LANE  
RICKMANSWORTH  
WD3 1LG

Price Guide £1,199,950

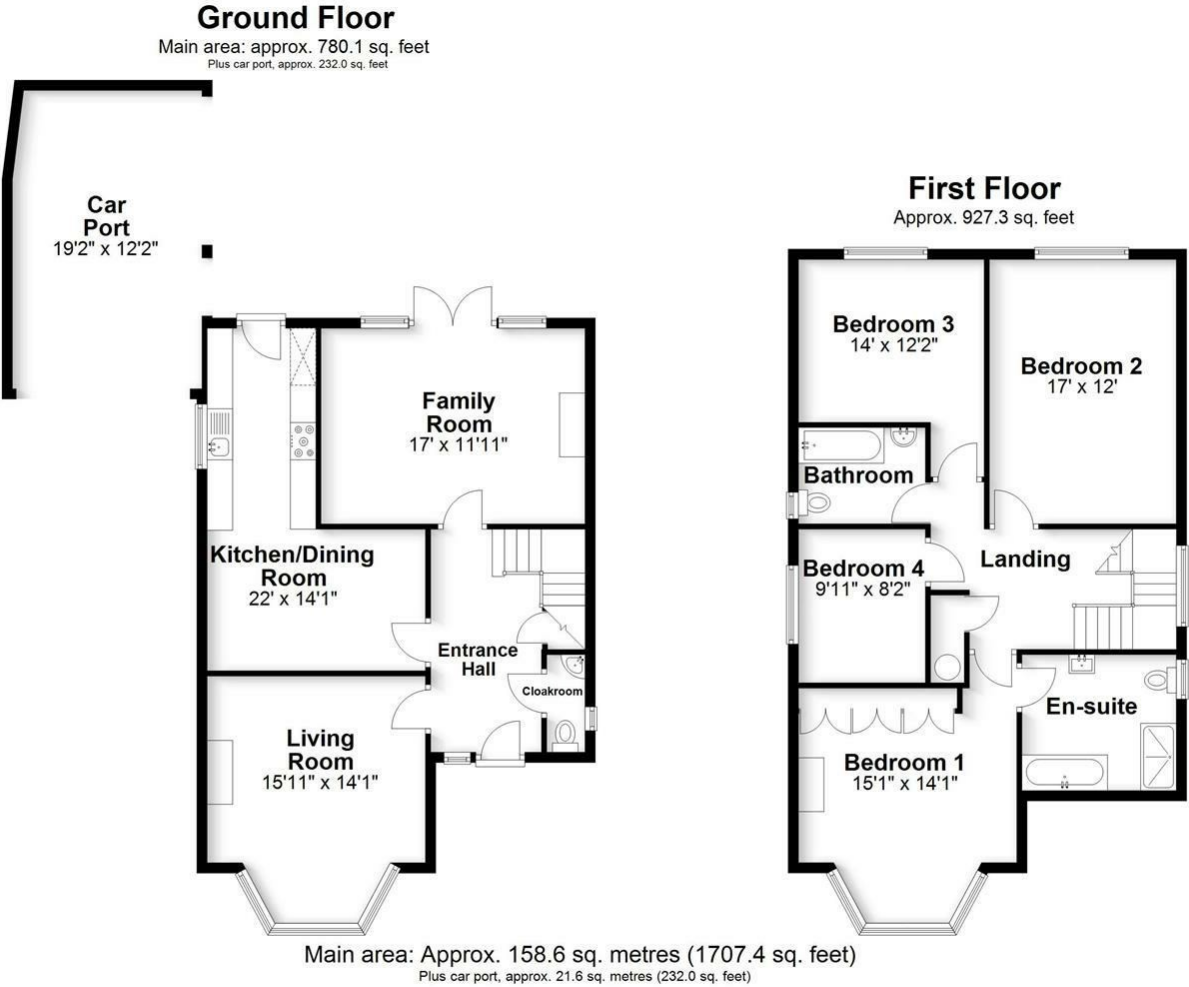
EPC Rating: D Council Tax Band:





# All The Ingredients Needed For A Fabulous Lifestyle

Nestled on the desirable Moor Lane in Rickmansworth, this impressive detached house offers a perfect blend of space and potential. Boasting four generously sized bedrooms, this property is ideal for families seeking comfort and room to grow. The home features three well-appointed reception rooms, providing ample space for relaxation, entertaining, or even a home office. The two bathrooms ensure convenience for busy mornings and family life, while the large family rear garden presents an excellent opportunity for outdoor enjoyment, gardening, or children's play. The expansive garden is a blank canvas, ready for your personal touch. This property comes with the added benefit of being chain-free, allowing for a smoother transition into your new home. Furthermore, there is significant potential to extend the property, subject to planning permission, making it an exciting prospect for those looking to create their dream home. Located close to the vibrant towns of Rickmansworth and Northwood, residents will enjoy easy access to a variety of local amenities, including shops, schools, and transport links. This charming house on Moor Lane is not just a home; it is a wonderful opportunity to invest in a property that can evolve with your family's needs. Don't miss the chance to make this spacious and versatile house your own.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



# Perfect Fusion of Location And Way of Living

## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Detached House
- Four Bedrooms
- Large Family Garden
- Two Bathrooms
- Three Reception Rooms
- Potential To Extend stpp
- Close to Mainline Stations
- Chain Free

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



