



Arnett Way Rickmansworth WD3

£1,725 Per Month - Available 05/10/2015

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Arnett Way Rickmansworth WD3

£1,725 Per Month - Available 05/10/2015

**HAMPTONS**  
INTERNATIONAL

*A well proportioned four bedroom family home with a double garage and rear garden. Other benefits include local shops within half a mile and William Penn leisure centre within a mile.*

4 Bedrooms | 1 Bathroom | Gas Central Heating | Alarm | Garden | Double Garage | Off Street Parking.

## Description

A well proportioned four bedroom family home with a double garage and rear garden. Other benefits include local shops within half a mile and William Penn leisure centre within a mile.

## Situation

Rickmansworth has a good selection of shops to include the supermarkets of 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.

## Furnishing

Unfurnished



Living Room



Front Room

## Hamptons Rickmansworth Lettings

21 Station Road

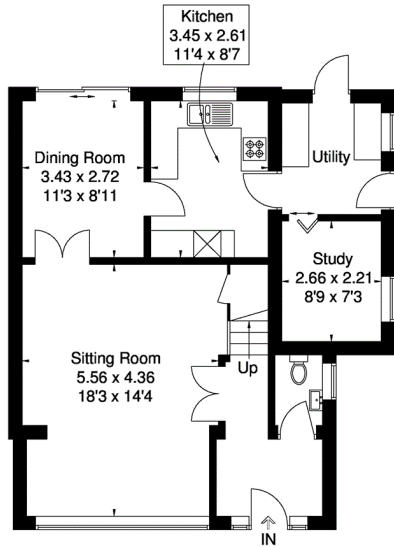
Rickmansworth WD3 1QP

Tel: 01923 896444 - rickmansworthlettings@hamptons-int.com

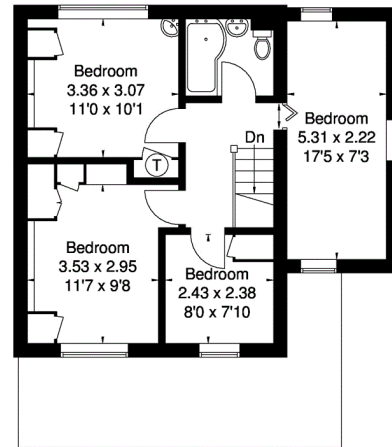
[www.hamptons.co.uk](http://www.hamptons.co.uk)

Arnett Way, Rickmansworth, Hertfordshire

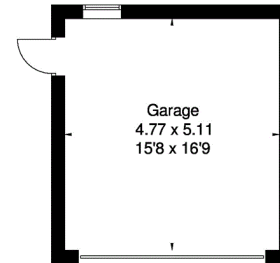
Approximate Gross Internal Area = 119 sq m / 1281 sq ft  
 Garage = 24 sq m / 258 sq ft  
 Total = 143 sq m / 1539 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)  
 Garage

FLOORPLANZ © 2014 0845 6344080 Ref: 135822

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Performance Certificate

Dwelling type: Detached house  
 Date of assessment: 07 December 2007  
 Date of certificate: 08 December 2007

Total floor area: 123 m<sup>2</sup>  
 This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	F	G
66	68	65	67

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	218 kWh/m <sup>2</sup> per year	204 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	4.1 tonnes per year
Lighting	£71 per year	£51 per year
Heating	£495 per year	£475 per year
Hot water	£108 per year	£108 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 212 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.

Hamptons Rickmansworth Lettings

21 Station Road

Rickmansworth WD3 1QP

Tel: 01923 896444 - [rickmansworthlettings@hamptons-int.com](mailto:rickmansworthlettings@hamptons-int.com)

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



Beyond your expectations