

**t** 01923 447192 & 01923 447195  
**e** lettings@lathamsmith.co.uk  
**w** www.lathamsmith.co.uk



## ***Ebury Road, Rickmansworth***

***£2,750 per month***

A beautifully presented 4/5-bedroom townhouse in the heart of Rickmansworth, just minutes from the High Street and station. Arranged over three floors, the property offers a lounge, cloakroom and stunning fitted kitchen/breakfast room opening onto the rear garden. The first floor comprises a principal bedroom with en-suite wet room, a further double bedroom, single bedroom/study and family bathroom, with two further double bedrooms, a shower room and separate WC on the top floor.

Underfloor heating and allocated parking for two cars.

**Available 12th September, unfurnished.**

- Beautifully presented 4/5 bedroom family home
- Town centre location - Minutes to station and shops
- 3 bathrooms
- Stunning Kitchen/Breakfast room
- Rear garden & allocated parking for 2 cars
- Available 12th September



## Property Details

### Entrance Hall

Tiled flooring, alarm system, under floor heating, stairs to first floor landing.

### Lounge 2.72m (8'11") x 3.40m (11'2")

Wooden flooring, under floor heating, bay window to front.

### Kitchen / Diner 3.33m (10'11") x 7.09m (23'3")

Range of high spec fitted wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap & single drainer, built in Neff hob, oven & microwave, integrated dishwasher, washer/dryer & fridge/freezer, tiled flooring with under floor heating, windows to side and rear, patio doors out to attractive rear garden.

### Cloakroom

Low level w/c, vanity sink unit, tiled floor with under floor heating, towel radiator.

### First Floor Landing

Carpeted, stairs to second floor landing.

### Master Bedroom 3.30m (10'10") x 3.40m (11'2")

Carpeted, range of mirror fronted fitted wardrobes, 2 windows to front, under floor heating.

### En-suite

Wet room, ceiling mounted shower, vanity sink unit, low level w/c, tiled walls & flooring.

### Bedroom Two 2.39m (7'10") x 3.73m (12'3")

Carpeted, under floor heating, windows to side & rear.

### Bedroom Five/Study 1.98m (6'6") x 2.46m (8'1")

Carpeted, under floor heating, window to rear.

### Family Bathroom

White suite comprising panelled bath with shower over, vanity sink unit, low level w/c, heated towel radiator, window to side, tiled walls, wood effect vinyl flooring, under floor heating.

### Second Floor Landing

Carpeted, large storage cupboard.

### Bedroom Three

Carpeted, under floor heating, Velux window.

### Bedroom Four 2.67m (8'9") x 4.14m (13'7")

Carpeted, under floor heating, window.

### Cloakroom

Low level w/c, wall mounted wash hand basin.

### Shower Room

Shower cubicle, vanity sink unit, low level w/c, heated towel radiator, wood effect vinyl flooring, under floor heating.



Garden

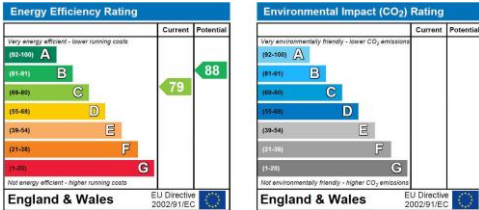
Attractive rear garden, mainly laid to lawn with patio area.

Parking

Allocated parking for 2 cars.



Energy Performance Certificate



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend prospective tenants arrange for a qualified person to check all appliances/services before legal commitment.