





Townfield, Rickmansworth, WD3

£2,350 PCM | Un-Furnished - Available Mid-December

THREE BEDROOM TERRACED TOWNHOUSE • SPACIOUS KITCHEN/DINING ROOM • DOWNSTAIRS CLOAKROOM • LIVING ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM • REAR GARDEN • DRIVEWAY TO FRONT

TREND & THOMAS

ESTATE AGENTS SURVEYORS & VALUERS











A spacious THREE DOUBLE BEDROOM TERRACED TOWNHOUSE, located in a quiet cul-de-sac, close to both Rickmansworth Town Centre and train station.

The entrance hall provides access to a downstairs cloakroom and a fully fitted kitchen/dining room to the rear with access to the well-maintained garden. The first floor offers a good-sized living room overlooking the rear and bedroom 3 overlooking the front. The second floor has two further bedrooms and a family bathroom.

The rear garden has a step down to a stone paved patio leading to an area of lawn with flowered and shrubbed borders and a convenient timber shed at the back. There is a private driveway to the front with on-street permit parking.

Situated in this sought-after cul-de-sac in a popular location only a 5 minutes' walk from Rickmansworth Town Centre and Metropolitan/Chiltern Line Station. The M25 is accessed via a short drive to Junction 17 or 18. There are leisure facilities for the golfer, equestrian and water sports enthusiast nearby. A good choice of schools and bus routes serve the surrounding area.

Nearest Station: 0.3 miles - Rickmansworth Station

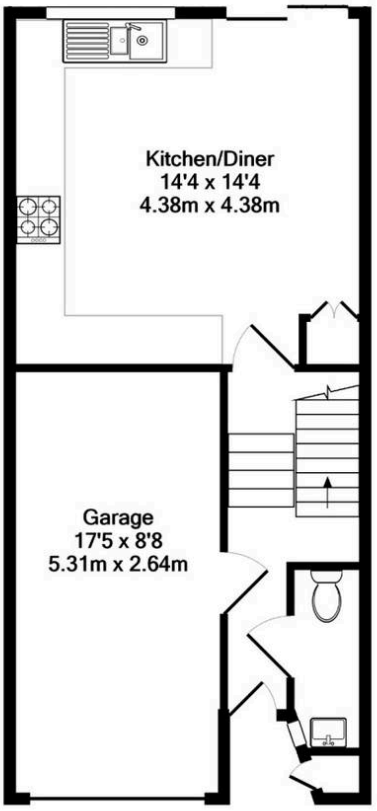
Council Tax band: E Approx. £2939.11 2026-2027 (Three Rivers District Council)

EPC Energy Efficiency Rating: D

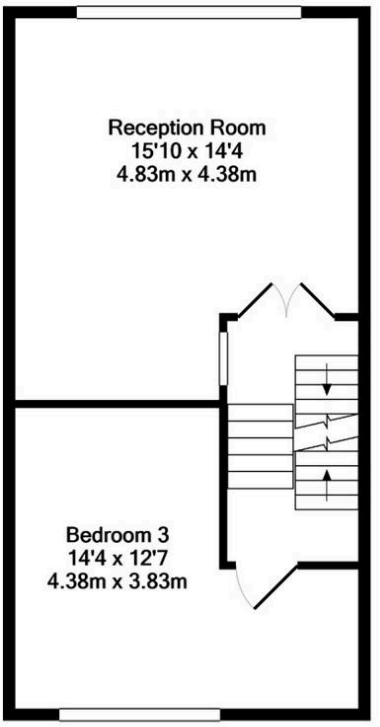
EPC Environmental Impact Rating: D



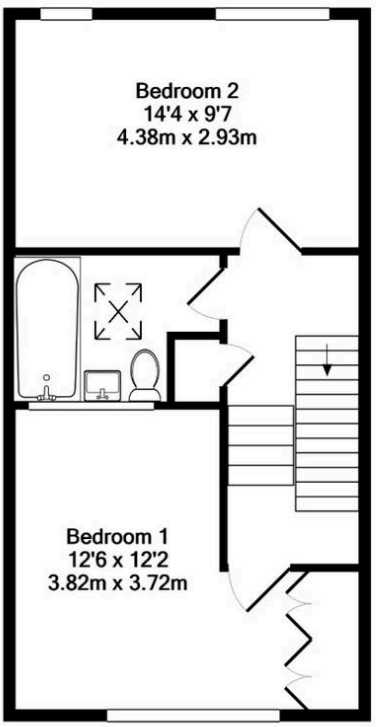




GROUND FLOOR
APPROX. FLOOR
AREA 446 SQ.FT.
(41.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 408 SQ.FT.
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.2 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total floor areas will include any garage(s) where applicable.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.

TREND & THOMAS – PERMITTED PAYMENTS

Below is a list of permitted payments for Tenants:

Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):

• Holding Deposit - 1 week's rent

N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord

Second Payment Prior to Move in (payable to The Agent):

• The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

• Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

During the tenancy (payable to the Agent):

• Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement

• Payment of interest for the late payment of rent at the rate of 3% over base rate

• Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

During the tenancy (payable to the provider) if permitted and applicable:

• Utilities – Gas, electricity, water

• Communications – Telephone and broadband

• Installation of Cable/Satellite

• Subscription to cable/satellite supplier

• Television licence

• Council Tax

Other permitted Payments

• Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

Tenant Protection

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.