



Arnett Close, Rickmansworth, WD3

£999,950 Freehold

LIVING ROOM • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • FAMILY ROOM • DOWNSTAIRS CLOAKROOM • FOUR BEDROOMS • PRIVATE DRIVEWAY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A well-presented FOUR BEDROOM DETACHED HOUSE positioned in this sought-after residential road.

Located in a quiet residential road, this 4-bedroom detached house offers a unique opportunity to purchase your next family home. The property boasts a spacious kitchen/breakfast room allowing for a hub of activity. A utility room adds practicality, while the 28' living room and family room overlooking the front provides a versatile space for relaxation.

Upstairs, the four bedrooms offer ample accommodation, with a modern family shower room. Completing this exceptional home is a private driveway offering convenient parking for up to 2 vehicles.

Outside is a large rear garden, enjoy a morning coffee on the patio area and overlook the lawn with flowered and shrubbed borders, perfect for unwinding in the fresh air.

The property is situated in this popular residential road close to Arnett Hills School and walking distance from Rickmansworth Metropolitan/Chiltern Line Station. There is a good choice of local schools, bus routes and shopping facilities in the area and the M25 is easily reached via a short drive.

Nearest Station: 1.2 miles - Rickmansworth Station

Council Tax band: G

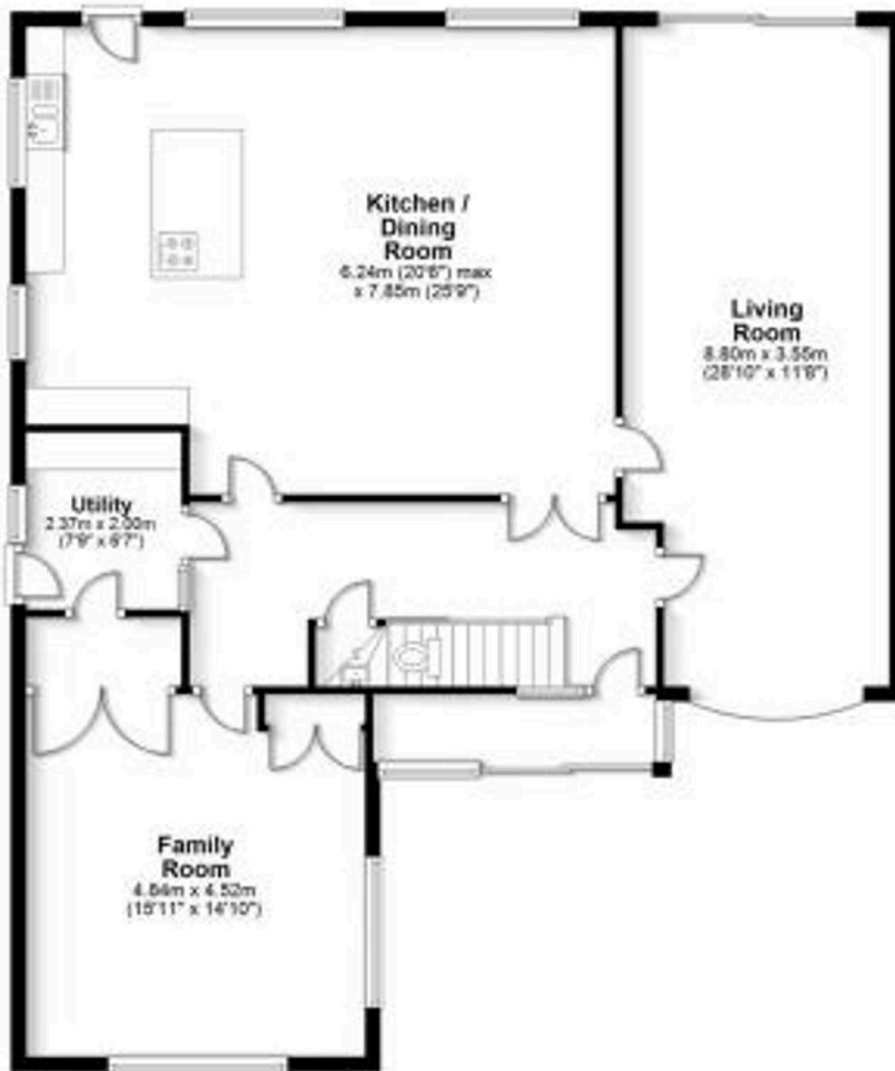
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



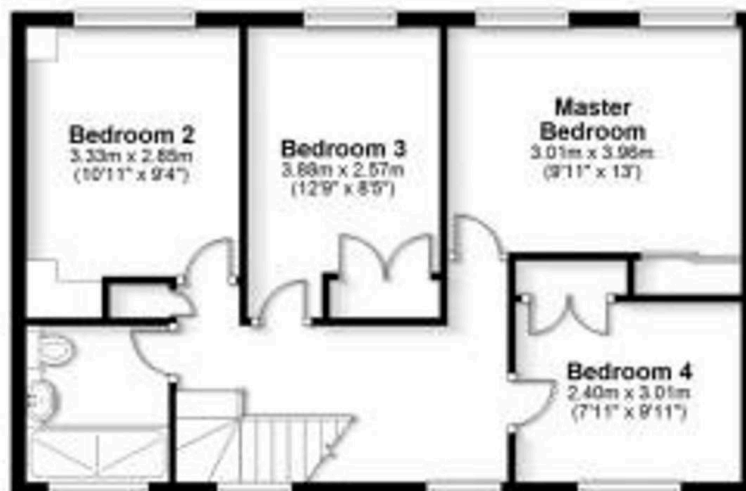
Ground Floor

Approx. 127.8 sq. metres (1376.1 sq. feet)



First Floor

Approx. 57.5 sq. metres (616.9 sq. feet)



Total area: approx. 185,3 sq. metres (1995.0 sq. feet)

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.