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Denham Way
Rickmansworth, Hertfordshire, WD3 9SP



£525,000 Freehold

An extended semi - detached house situated within walking distance of popular primary and secondary schools, bus stops and a convenience shop. The property benefits from a private driveway and south westerly rear garden over 130' in length. In lovely order throughout, the accommodation on the ground floor comprises of a large enclosed entrance porch, sitting room, dining room kitchen, utility area and shower room. On the first floor there are three bedrooms, the master bedroom having an en suite w.c and wash hand basin. Further features include gas central heating, double glazing and off street parking. For those requiring train links, both Rickmansworth and Denham Stations are a short drive away. Motorists will enjoy the benefit of being a short distance from the M25 motorway and larger town centres such as Rickmansworth, Watford, and Uxbridge.

Entrance Porch

Enclosed entrance porch with sliding double glazed door and wall light point leading to:

Entrance Lobby

Modern UPVC front door with leaded light opaque inset window. Stairs leading to first floor and landing. Cupboard housing electrics. Casement door with clear glass insets leading to:

Living Room

12' 2" x 11' 11" (3.71m x 3.63m) Fireplace with brick hearth and surround with wooden mantle and inset wood burning stove. Quality wood flooring. Coved ceiling. Double glazed bay window over looking front aspect. Radiator. Archway to:

Dining Room

15' 5" x 10' 2" (4.70m x 3.10m) Quality wood flooring. Dado rail. Coved ceiling. Wall thermostat. Under stairs cupboard. Radiator. Opaque double glazed window over looking side aspect. en

Kitchen

11' 10" x 7' 1" (3.61m x 2.16m) Well fitted with wall and base units. Granite effect worksurfaces. Stainless steel sink unit with mixer tap and drainer. Fitted four ring gas hob. Fitted electric oven and grill. Space for fridge. Tiled walls and floor. Upright radiator. Double glazed window over looking rear aspect.

Conservatory / Utility Area

11' 6" x 4' 3" (3.51m x 1.30m) Casement door from dining room. Work surface. Shelving. Plumbed for washing machine. Space for dryer and upright fridge. Double glazed window over looking side aspect. Door with leaded light glass inset leading to the rear garden.

Inner Lobby

Stable door with opaque glass inset leading to side and rear. Airing cupboard with lagged cylinder. Door to:

Shower Room

Fully tiled with a white suite incorporating a double width shower, w.c and wash hand basin with cupboard under. Granite shelf unit. Down lighter. Opaque double glazed window over looking rear aspect.

First Floor

Landing

Access to fully insulated and boarded loft with light and power and Velux roof light. Wall thermostat control. Double glazed window over looking side aspect.

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m) Fitted slide robes with a mirrored front. Radiator. Double glazed bay window over looking front aspect. Door to:

En Suite

Tiled with a suite incorporating w.c and wash hand basin with cupboard under. Down lighters. Radiator. Opaque double glazed window over looking front aspect.

Bedroom 2

10' 8" x 7' 3" (3.25m x 2.21m) Radiator. Double glazed window over looking rear aspect.

Bedroom 3

7' 9" x 7' 7" (2.36m x 2.31m) Radiator. Double glazed window over looking rear aspect. (left hand side looking to rear)

Outside

To The Front

Herringbone brick driveway with wooden fence boundaries providing off street parking for two cars.

To The Rear

Over 130' south westerly facing rear garden mainly laid to lawn with wooden fence boundaries. Patio areas. Two wooden garden sheds. Green house. There are a wide variety of shrubs and plants with flower bed borders. Garden pond. Outside tap. Outside light point. Pedestrian side access with wooden gate.



Approximate Gross Internal Area
 Ground Floor = 58.9 sq m / 634 sq ft
 First Floor = 33.7 sq m / 363 sq ft
 Total = 92.6 sq m / 997 sq ft

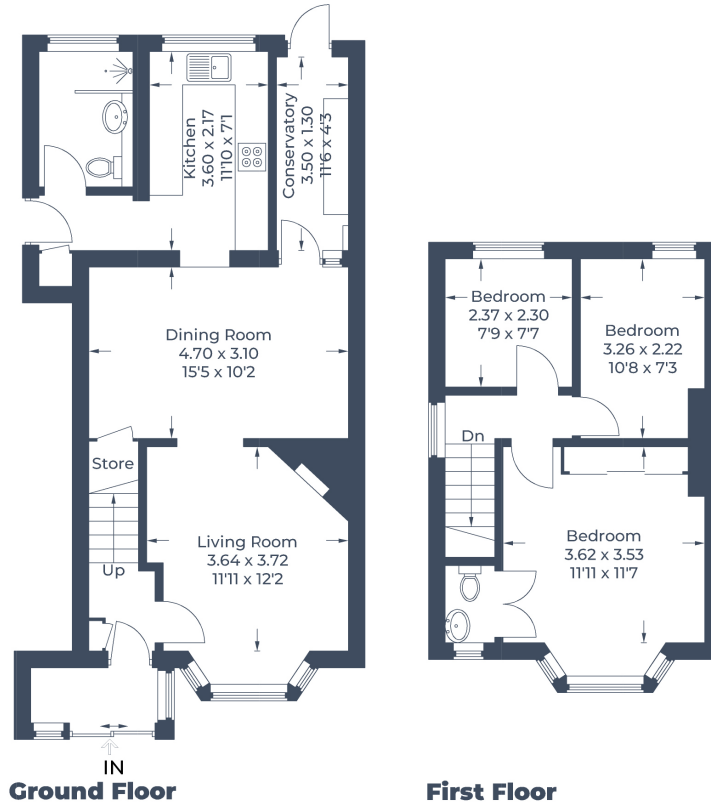


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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